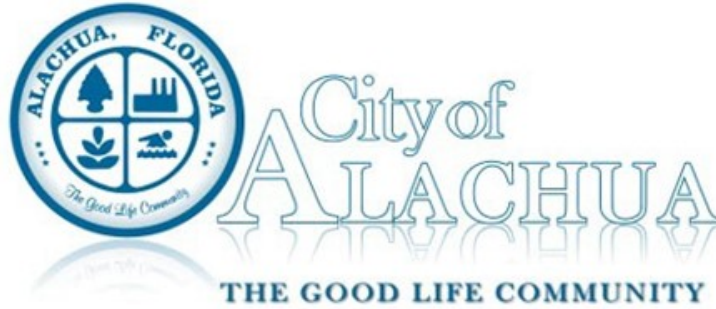




Mayor Walter Welch
Vice Mayor Jennifer Ringersen
Commissioner Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jackson Youmas

City Manager Rodolfo Valladares
City Attorney Scott Walker

The City Commission will conduct a
Regular City Commission Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: September 14, 2026

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

City Commission Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A) 2026 CONSTITUTION WEEK PROCLAMATION

B) FLORIDA REDEVELOPMENT WEEK PROCLAMATION

C) FISCAL ANALYSIS REPORT FOR FY 2025-2026 THROUGH JULY 31, 2026

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting)

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

(Presentations, other than the applicant, please limit to 3 Minutes)

A) RESOLUTION 26-12 RELATING TO THE LEVY OF GENERAL PURPOSE AD VALOREM TAXES FOR THE 2026 TAX YEAR; AND RESOLUTION 26-13 RELATING TO ITS BUDGET FOR THE 2026-2027 FISCAL YEAR

ECONOMIC DEVELOPMENT

QUALITY OF LIFE

COMMUNITY ENHANCEMENT

STRENGTHEN COMMUNITY SERVICE

FUNDING SOURCE - INTERNAL SERVICES FUND

FUNDING SOURCE - GENERAL FUND

FUNDING SOURCE - ELECTRIC FUND

FUNDING SOURCE - WATER FUND

FUNDING SOURCE - COMMUNITY REDEVELOPMENT TRUST FUND

FUNDING SOURCE - MOSQUITO FUND

FUNDING SOURCE - GRANTS

FUNDING SOURCE - WASTE WATER FUND

FUNDING SOURCE - OTHER

B) ORDINANCE 26-18 — AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF ORDINANCE 26-08; AMENDING EXHIBIT “A”, LEGAL DESCRIPTION, OF ORDINANCE 26-08; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (FIRST READING, LEGISLATIVE)

V. AGENDA ITEMS

A) DISCUSSION REGARDING DATA CENTER DEVELOPMENT WITHIN THE CITY OF ALACHUA

B) RESOLUTION 26-14 TK STORMWATER BASIN MAINTENANCE ASSESSMENT ANNUAL RATE RESOLUTION

C) RENEWAL OF CITY SOLID WASTE CONTRACT

D) SANTA FE CROSSING - INFRASTRUCTURE ACCEPTANCE AND RETURN OF SURETY

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

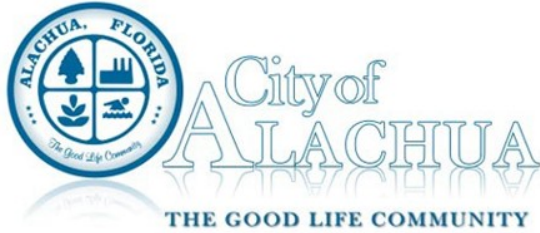
VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

Consent Agenda items represent routine City operations and business. These items are approved at the beginning of the Regular City Commission meeting upon approval of the meeting agenda.

- A) APPROVAL OF THE AUGUST 10, 2026, CITY COMMISSION BUDGET WORKSHOP MINUTES**
- B) APPROVAL OF THE AUGUST 24, 2026, CITY COMMISSION MEETING MINUTES**
- C) APPROVAL OF THE AUGUST 24, 2026, CITY COMMISSION BUDGET WORKSHOP MINUTES**



Commission Agenda Item

MEETING DATE: September 14, 2026

SUBJECT: 2026 Constitution Week Proclamation

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

City Attorney Scott Walker to read the Proclamation and Mayor Welch to present it to Past Regent Kay Hall.

Summary

Constitution Week has been established to celebrate and commemorate the drafting of the Constitution of the United States of America. By Presidential Proclamation, September 17 through September 23 is designated as Constitution Week.

Kay Hall, Past Regent for the Gainesville Chapter of the National Society of the Daughters of the American Revolution, is present to receive the proclamation for Constitution Week.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Constitution Week 2026



City of Alachua, Florida

Office of Mayor *Walter Welch*

PROCLAMATION

WHEREAS, September 17, 2026, marks the two hundred and thirty-ninth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, It is fitting and proper to officially recognize this magnificent document and the anniversary of its creation; and

WHEREAS, It is fitting and proper to recognize the patriotic celebrations that will commemorate the occasion officially; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through September 23, 2026, to be

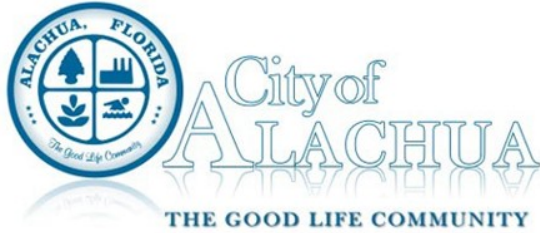
CONSTITUTION WEEK

in the City of Alachua, and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787.

IN WITNESS WHEREOF, I, Walter Welch, Mayor of the City of Alachua, have hereunto set my hand this 14th day of September 2026.

ATTEST:

Walter Welch, Mayor



Commission Agenda Item

MEETING DATE: September 14, 2026

SUBJECT: Florida Redevelopment Week Proclamation

PREPARED BY: Daniel Blumberg

RECOMMENDED ACTION:

City Attorney Scott Walker to read the proclamation and Mayor Welch to present the proclamation.

Summary

This proclamation recognizes September 14 –18, 2026, as Florida Redevelopment Week in the City of Alachua. The observance highlights the role of Community Redevelopment Agencies and redevelopment programs in revitalizing neighborhoods, strengthening local economies, improving infrastructure and public spaces, supporting businesses, and expanding housing opportunities. It also recognizes the Florida Redevelopment Association's efforts to promote collaboration, education, and best practices in community redevelopment. Residents, businesses, community organizations, and public officials are encouraged to celebrate redevelopment achievements and the ongoing benefits of revitalization efforts.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Florida Redevelopment Week Proclamation



City of Alachua, Florida

Office of Mayor Walter Welch

PROCLAMATION

WHEREAS, Community Redevelopment Agencies (CRAs) and redevelopment programs play a vital role in revitalizing neighborhoods, addressing areas of slum and blight, strengthening local economies, revitalizing downtowns, and improving the quality of life for residents and businesses throughout the State of Florida; and

WHEREAS, redevelopment initiatives encourage private investment, support small businesses, improve infrastructure, enhance public spaces, and expand housing opportunities, thereby fostering vibrant, resilient, and equitable communities; and

WHEREAS, the Florida Redevelopment Association (FRA), in partnership with municipalities, counties, and community stakeholders, promotes best practices, professional education, and collaboration to advance community redevelopment efforts throughout Florida; and

WHEREAS, Florida Redevelopment Week serves as an opportunity to recognize redevelopment achievements, highlight transformational projects, engage residents and stakeholders, and celebrate the economic, social, and cultural benefits of community revitalization; and

WHEREAS, , the observance of Florida Redevelopment Week will raise awareness of the importance of community redevelopment and inspire continued public and private investment in Florida's neighborhoods, downtowns and commercial corridors; in Florida's neighborhoods, downtowns, and commercial corridors; and

WHEREAS, redevelopment programs authorized under Chapter 163, Florida Statutes, provide essential tools for local governments to address infrastructure deficiencies, promote economic development, and support affordable housing and public improvements in designated areas of need



NOW, THEREFORE, I, Walter Welch, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim **September 14 - 18, 2026**, as

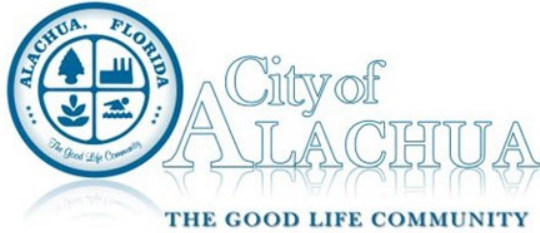
Florida Redevelopment Week

in the City of Alachua, and encourage all residents, businesses, community organizations, and public officials to recognize and celebrate the contributions of community redevelopment programs and to participate in activities highlighting the importance of revitalization efforts across our communities.

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of September, 2026

ATTEST:

Walter Welch, Mayor



Commission Agenda Item

MEETING DATE: September 14, 2026

SUBJECT: Fiscal Analysis Report for FY 2025-2026 through July 31, 2026

PREPARED BY: Tyler Williams

RECOMMENDED ACTION:

Receive the presentation.

Summary

The Finance & Administrative Services Department periodically prepares fiscal analysis reports for the purpose of conveying the City's general fiscal operating condition to the City Commission and the residents of the City of Alachua.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 20260731 Presentation
2. 20260731 Fiscal Analysis

CITY OF ALACHUA

1

FISCAL ANALYSIS REPORT

FISCAL YEAR 2025-2026
THROUGH JULY 31, 2026

SEPTEMBER 14, 2026

KEY TERMS

2

- **Fiscal year:** period beginning October 1, 2025 and ending September 30, 2026.
- **Amended budget:** budget including all changes since the beginning of the fiscal year.
- **Period benchmark:** percentage of fiscal year that has transpired - 83.3%.
- **Encumbrances:** Funds committed for future expenses.

ALL FUNDS SUMMARY

3

	FY 25/26 AMENDED BUDGET	PERCENT OF TOTAL BUDGET
GENERAL FUND	21,227,675	31.61%
SPECIAL REVENUE FUNDS	6,456,544	9.61%
DEBT SERVICE FUND	793,864	1.18%
CAPITAL PROJECTS FUNDS	1,494,326	2.22%
ENTERPRISE FUNDS	32,503,309	48.40%
INTERNAL SERVICE FUND	<u>4,685,011</u>	<u>6.98%</u>
	67,160,729	100.00%

GENERAL FUND

4

- **Primary Revenue Source: Taxes**
- **Programs Funded:**
 - City Commission
 - City Manager (City Manager, Deputy City Clerk, Special Expense)
 - City Attorney
 - Finance & Admin. Svcs. (Finance, Grants, Purchasing, Facilities, Information & Tech.)
 - Human Resources
 - Community Planning & Development (Planning, Codes, Building Inspections)
 - Compliance & Risk Management
 - Residential Waste Collection
 - Public Works
 - Police
 - Recreation & Culture

GENERAL FUND

5

- **Sources of Funding (93%) –**

- Current Revenues: \$ 16.2M (76%)
- Budgeted Balances: \$ 3.6M (17%)

- **Uses of Funding (75%) –**

- Expenses: \$ 15.1M (71%)
- Encumbrances: \$ 925K (4%)

SPECIAL REVENUE FUNDS

6

- **Primary Revenue Source: Intergovernmental Revenue and Taxes**

- **Programs Funded:**
 - Law Enforcement Training
 - Tree Bank
 - APD Explorers
 - T K Basin
 - Infrastructure Surtax
 - Wild Spaces Public Places
 - Children's Trust
 - Donation
 - Community Redevelopment Agency (CRA)

SPECIAL REVENUE FUNDS

7

- **Sources of Funding (91%) –**

- Current Revenues: \$ 2.1M (32%)
- Budgeted Balances: \$ 3.8M (59%)

- **Uses of Funding (22%) –**

- Expenses: \$ 1.1M (18%)
- Encumbrances: \$ 244K (4%)

DEBT SERVICE FUND

8

- **Primary Revenue Source: Inter-fund Transfers**
- **Programs Funded:**
 - Series 2016 Debt Payments

DEBT SERVICE FUND

9

- **Sources of Funding (100%) –**

- Current Revenues: \$ 811K (102%)
- Budgeted Balances: \$ - 17K (- 2%)

- **Uses of Funding (100%) –**

- Expenses: \$ 794K (100%)
- Encumbrances: \$ ----- (0%)

CAPITAL PROJECTS FUNDS

10

- **Primary Revenue Source: Intergovernmental Revenue**
- **Programs Funded:**
 - Heritage Oaks
 - CDBG – Economic Development

CAPITAL PROJECTS FUNDS

11

- **Sources of Funding (41%) –**

- Current Revenues: \$ 606K (41%)
- Budgeted Balances: \$ 4K (<1%)

- **Uses of Funding (63%) –**

- Expenses: \$ 889K (59%)
- Encumbrances: \$ 56K (4%)

ENTERPRISE FUNDS

12

- **Primary Revenue Source: Charges for Services**
- **Programs Funded:**
 - Electric
 - Water
 - Waste Water
 - Mosquito

ENTERPRISE FUNDS

13

- **Sources of Funding (89%) –**

- Current Revenues: \$ 19.7M (60%)
- Budgeted Balances: \$ 9.5M (29%)

- **Uses of Funding (67%) –**

- Expenses: \$ 20.1M (62%)
- Encumbrances: \$ 1.5M (5%)

INTERNAL SERVICE FUND

14

- **Primary Revenue Source: Charges for Services**

- **Programs Funded:**
 - Utility Operations
 - Utility Billing
 - Utility Administration
 - Warehouse Operations
 - Human Resources
 - Information & Technology
 - Water Distribution/Collection

INTERNAL SERVICE FUND

15

- **Sources of Funding (100%) –**

- Current Revenues: \$ 3.6M (78%)
- Balances: \$ 1.1M (22%)

- **Uses of Funding (70%) –**

- Expenses: \$ 3.2M (68%)
- Encumbrances: \$ 97K (2%)

ALL FUNDS SUMMARY

16

- **Amended FY 25/26 Budget = \$ 67,160,729**
- **Sources of Funding (91%) –**
 - Current Revenues: \$ 43.0M (64%)
 - Budgeted Balances: \$ 18.0M (27%)
- **Uses of Funding (66%) –**
 - Expenses: \$ 41.2M (61%)
 - Encumbrances: \$ 2.8M (4%)

INVESTMENTS / CASH HOLDINGS

17

- **Investment portfolio total = \$ 1,849,310.73**
 - State Board of Administration (SBA) = \$ 1.3M
 - Money Market Account = \$ 525K
 - Certificate of Deposit = \$ 30K
- **Cash holdings total = \$ 29,657,660.03**
 - Operating Account = \$ 25.2M
 - CRA Account = \$ 800K
 - Customer Deposit Accounts = \$ 2.5M
 - Series 2016 Repayment Account = \$ 902K
 - SRF Money Market account = \$ 156K
 - ARPA Account = \$ 2K
 - Other Accounts = \$ 82K

CONCLUSION

18

- **Revenues and Expenses**
- **FY 2026-2027 Budget**



**FINANCE AND ADMINISTRATIVE SERVICES
FISCAL ANALYSIS
FY 2025-2026
THROUGH JULY 31, 2026**

TABLE OF CONTENTS

Introduction	I
General Fund Summary	1
General Fund Revenues	4
General Fund Expenditures by Major Category	5
Special Revenue Funds Summary	9
Special Revenue Funds Revenues	10
Special Revenue Funds Expenditures by Major Category	11
Debt Service Fund Summary	13
Debt Service Fund Revenues	14
Debt Service Fund Expenditures by Major Category	15
Capital Projects Funds Summary	16
Capital Projects Funds Revenues	17
Capital Projects Funds Expenditures by Major Category	18
Enterprise Funds Summary	19
Enterprise Funds Revenues	20
Enterprise Funds Expenditures by Major Category	21
Internal Service Fund Summary	22
Internal Service Fund Revenues	23
Internal Service Fund Expenditures by Major Category	24
All City Funds Summary	26
Revenues by Major Category All City Funds	27
Expenditures by Major Category All City Funds	28
Budget Performance by Function All City Funds	29
Investments and Cash	30

INTRODUCTION TO FISCAL ANALYSIS REPORT

Purpose

The fiscal analysis report is used to report the operating condition of the City, and where applicable, identify potential trends and, if necessary, recommend options for corrective action. The report first looks at the major fund types (General Fund, Enterprise Funds, etc.), and then looks at all City Funds. This report is merely a snapshot that fairly represents the City's financial position at a given point in time. While materially accurate, these are unaudited figures.

Defining Revenue

Revenues are the financial resources available to the City. The City of Alachua has a variety of revenue sources. These revenue sources include taxes, permits and fees, charges for services, fines and forfeitures, grants, and other miscellaneous revenues.

Defining Expenditure

Expenditures constitute a use of financial resources. There are four basic types of expenditures: personal services, operating, capital and debt. Personal services include all salary and salary related expenditures. Operating expenditures include the day-to-day expenses such as supplies, utilities, and equipment purchases. Capital expenditures include construction of roads, parks, buildings and the purchase of land. Debt is the expense related to principal and interest on long-term bonds and notes issued by the City. Expenditure figures within this report include encumbrances. Encumbrances are expenditure commitments that have not yet been actually incurred.

Defining Expenditure Function

Expenditure functions are expenditure classifications according to the principal purposes for which expenditures are made. Examples are general government, public safety, economic environment, physical environment, transportation, and culture/recreation.

Defining Fund Balance

Fund balances are the funds carried over from the previous fiscal year. The City has a variety of uses for fund balance including reserve for future capital projects, for emergencies and catastrophes, for certain bond issues, and for other contingencies and expenditures.

Conclusion

The report gives a more comprehensive view by fund type of the financial operations of the City. The Finance and Administrative Services Department welcomes any feedback you may have.

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JULY 31, 2026

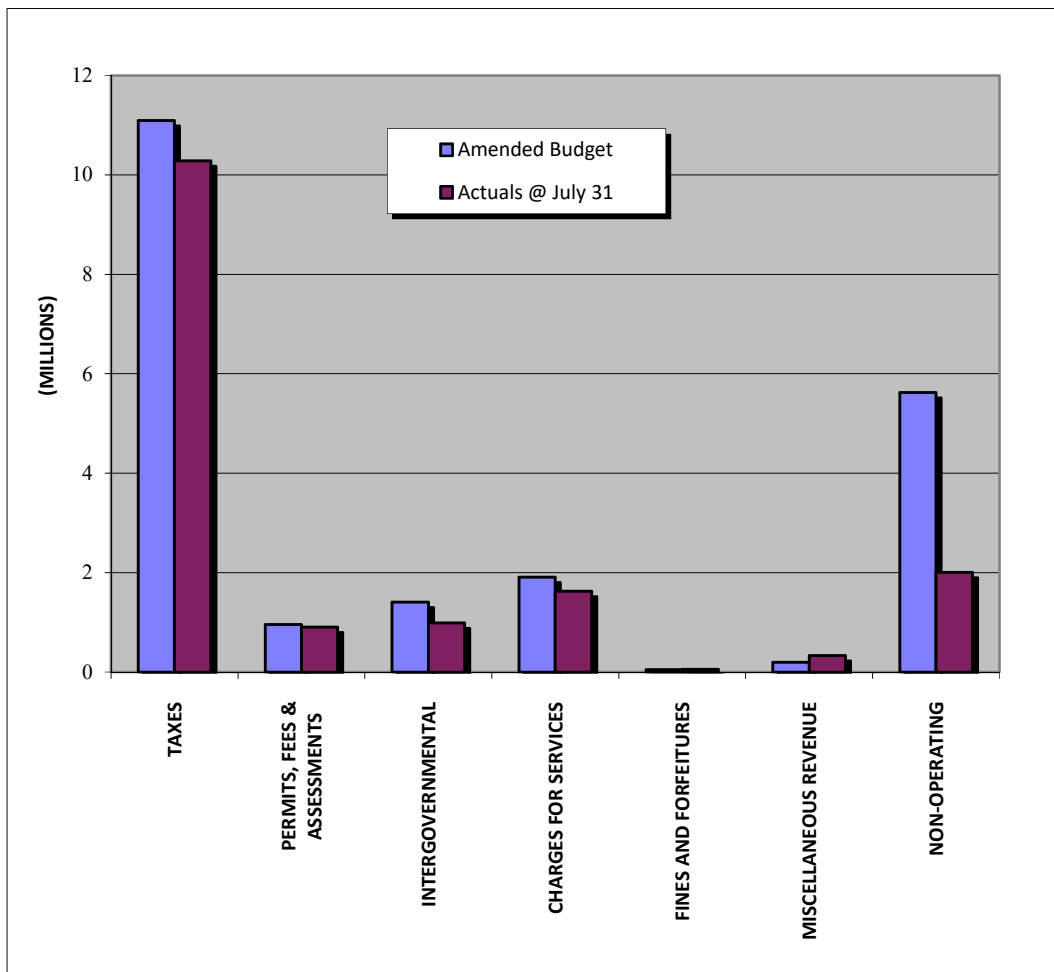
GENERAL FUND

FUND 001 - GENERAL FUND: The General Fund is the general operating fund for the Alachua City Commission. This fund is used to account for all financial resources, except those required to be accounted for separately. These resources provide funding for programs such as Recreation Services, General Government Administration, Capital Improvement Projects, Law Enforcement and Planning Services to all residents of the City of Alachua.

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	11,091,646	11,091,646	10,281,752	93%
PERMITS, FEES & ASSESSMENTS	955,000	955,000	905,173	95%
INTERGOVERNMENTAL	1,323,800	1,405,589	985,606	70%
CHARGES FOR SERVICES	1,905,770	1,905,770	1,627,928	85%
FINES AND FORFEITURES	50,000	50,000	53,930	108%
MISCELLANEOUS REVENUE	199,200	199,200	334,221	168%
NON-OPERATING	5,620,470	5,620,470	2,007,627	36%
	<u>21,145,886</u>	<u>21,227,675</u>	<u>16,196,237</u>	<u>76%</u>
EXPENSES:				
GENERAL GOVERNMENT	8,637,434	8,583,434	6,294,712	73%
PUBLIC SAFETY	6,971,248	7,053,037	5,791,049	82%
ECONOMIC ENVIRONMENT	0	54,000	17,000	31%
PHYSICAL ENVIRONMENT	1,280,304	1,280,304	1,299,894	102%
TRANSPORTATION	2,693,163	2,693,163	1,285,271	48%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	1,563,737	1,563,737	1,292,624	83%
	<u>21,145,886</u>	<u>21,227,675</u>	<u>15,980,550</u>	<u>75%</u>
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	11,235,153	11,224,907	8,714,382	78%
OPERATING EXPENDITURES	5,640,326	5,678,537	4,798,379	85%
CAPITAL OUTLAY	2,556,949	2,610,773	1,311,331	50%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	84,000	84,000	27,000	32%
NON-OPERATING	1,629,458	1,629,458	1,129,458	69%
POWER COSTS	0	0	0	0%
	<u>21,145,886</u>	<u>21,227,675</u>	<u>15,980,550</u>	<u>75%</u>

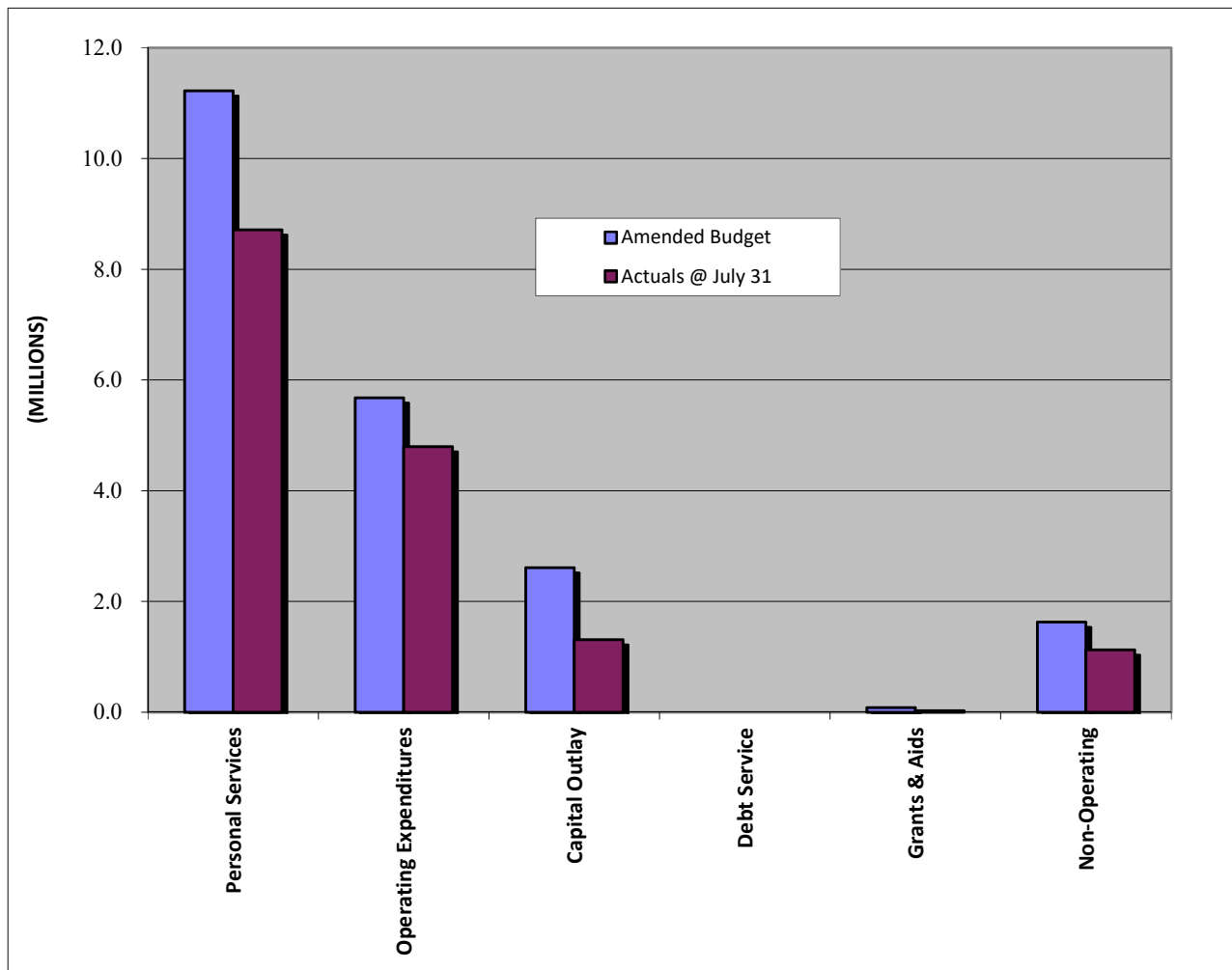
Revenues by Major Category General Fund

As of July 31, 2026, the City of Alachua collected 76% of budgeted General Fund revenues. Tax collections are at 93%. These revenues include property taxes, local option fuel taxes, utility taxes, and communication services taxes and account for approx. \$11.1M, or just over half, of the General Fund annual budgeted revenues. Permits, Fees & Assessments are at 95%. The Intergovernmental Revenues are at 70%. Charges for Services are at 85%, Fines & Forfeitures are at 108%, Miscellaneous Revenues are at 168% and Non-Operating Revenues are at 36%.



Expenditures by Major Category General Fund

Overall, General Fund expenditure categories were at 75%. Personal Services are at 78% with Operating Expenditures at 85%. The Capital Outlay category is at 50%, Grants & Aids are 32% and Non-Operating expenditures are at 69%. Encumbrances for legal and residential waste collection account for 2% of the expense line total (\$366K).



CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JULY 31, 2026

GENERAL FUND REVENUES

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT COLLECTED
<u>TAXES</u>				
AD VALOREM TAXES	8,779,646	8,779,646	8,481,231	97%
LOCAL OPTION FUEL TAXES	350,000	350,000	270,762	77%
UTILITY SERVICES TAXES	1,575,000	1,575,000	1,223,851	78%
COMMUNICATIONS SERVICES TAXES	337,000	337,000	259,185	77%
LOCAL BUSINESS TAXES	50,000	50,000	46,723	93%
SUBTOTAL	11,091,646	11,091,646	10,281,752	93%
<u>PERMITS, FEES AND ASSESSMENTS</u>				
BUILDING PERMITS	470,000	470,000	493,289	105%
FRANCHISE FEES	485,000	485,000	411,884	85%
SUBTOTAL	955,000	955,000	905,173	95%
<u>INTERGOVERNMENTAL REVENUE</u>				
STATE-SHARED REVENUES	1,223,800	1,223,800	883,104	72%
GRANTS	100,000	181,789	102,502	56%
SUBTOTAL	1,323,800	1,405,589	985,606	70%
<u>CHARGES FOR SERVICES</u>				
GENERAL GOVERNMENT	77,250	77,250	110,027	142%
PUBLIC SAFETY	335,765	335,765	262,549	78%
PHYSICAL ENVIRONMENT	1,320,960	1,320,960	1,130,113	86%
TRANSPORTATION	53,545	53,545	53,545	100%
CULTURE & RECREATION	118,250	118,250	71,694	61%
OTHER CHARGES FOR SVCS	0	0	0	0%
SUBTOTAL	1,905,770	1,905,770	1,627,928	85%
<u>FINES & FORFEITURES</u>				
FINES & FORFEITURES	50,000	50,000	52,090	104%
OTHER FINES & FORFEITURES	0	0	1,840	NA+
SUBTOTAL	50,000	50,000	53,930	108%
<u>MISCELLANEOUS REVENUE</u>				
INTEREST EARNINGS	162,000	162,000	125,246	77%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	37,200	37,200	208,975	562%
SUBTOTAL	199,200	199,200	334,221	168%
<u>NON-OPERATING</u>				
CONTRIBUTIONS FROM ENTERPRISE	2,000,000	2,000,000	2,000,000	100%
OPERATING TRANSFERS IN	7,627	7,627	7,627	100%
FUND BALANCE & UNDER COLLECTION	3,612,843	3,612,843	0	0%
SUBTOTAL	5,620,470	5,620,470	2,007,627	36%
GENERAL FUND	21,145,886	21,227,675	16,196,237	76%

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JULY 31, 2026

GENERAL FUND EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>CITY COMMISSION</u>						
PERSONAL SERVICES	143,177	123,675	86%	0	0%	86%
OPERATING EXPENDITURES	32,502	24,583	76%	0	0%	76%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	175,679	148,258	84%	0	0%	84%
<u>CITY MANAGER'S OFFICE</u>						
PERSONAL SERVICES	886,089	567,082	64%	0	0%	64%
OPERATING EXPENDITURES	69,692	56,462	81%	4,683	7%	88%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
GRANTS & AIDS	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	955,781	623,544	65%	4,683	0%	66%
<u>DEPUTY CITY CLERK</u>						
PERSONAL SERVICES	185,873	161,422	87%	0	0%	87%
OPERATING EXPENDITURES	68,224	62,123	91%	0	0%	91%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	254,097	223,545	88%	0	0%	88%
<u>CITY ATTORNEY</u>						
OPERATING EXPENDITURES	258,985	249,959	97%	46,799	18%	115%
TOTAL EXPENDITURES	258,985	249,959	97%	46,799	18%	115%
<u>INFORMATION & TECHNOLOGY SERVICES</u>						
PERSONAL SERVICES	259,318	208,898	81%	0	0%	81%
OPERATING EXPENDITURES	529,548	303,243	57%	138,811	26%	83%
CAPITAL OUTLAY	155,000	24,911	16%	0	0%	16%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	943,866	537,052	57%	138,811	15%	72%
<u>FINANCE</u>						
PERSONAL SERVICES	779,156	598,492	77%	0	0%	77%
OPERATING EXPENDITURES	85,416	67,057	79%	6,600	8%	86%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	864,572	665,549	77%	6,600	1%	78%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JULY 31, 2026

GENERAL FUND EXPENDITURES
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>HUMAN RESOURCES</u>						
PERSONAL SERVICES	394,755	315,868	80%	0	0%	80%
OPERATING EXPENDITURES	77,597	54,125	70%	0	0%	70%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	472,352	369,993	78%	0	0%	78%
<u>FACILITIES MAINTENANCE</u>						
PERSONAL SERVICES	746,318	574,206	77%	0	0%	77%
OPERATING EXPENDITURES	297,082	212,948	72%	32,182	11%	83%
CAPITAL OUTLAY	378,779	129,744	34%	78,779	21%	55%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	1,422,179	916,898	64%	110,961	8%	72%
<u>GRANTS & CONTRACTS</u>						
PERSONAL SERVICES	0	0	0%	0	0%	0%
OPERATING EXPENDITURES	35,215	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	35,215	0	0%	0	0%	0%
<u>CP&D-PLANNING & DEVELOPMENT</u>						
PERSONAL SERVICES	638,810	430,932	67%	0	0%	67%
OPERATING EXPENDITURES	128,525	70,587	55%	67,406	52%	107%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	767,335	501,519	65%	67,406	9%	74%
<u>COMPLIANCE & RISK MANAGEMENT</u>						
PERSONAL SERVICES	475,827	328,641	69%	0	0%	69%
OPERATING EXPENDITURES	65,164	35,266	54%	0	0%	54%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	540,991	363,907	67%	0	0%	67%
<u>CP&D-BEAUTIFICATION</u>						
OPERATING EXPENDITURES	37,000	23,637	64%	6,310	17%	81%
TOTAL EXPENDITURES	37,000	23,637	64%	6,310	17%	81%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JULY 31, 2026

GENERAL FUND EXPENDITURES
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>SPECIAL EXPENSE</u>						
PERSONAL SERVICES	23,074	7,500	33%	0	0%	33%
OPERATING EXPENDITURES	172,850	142,323	82%	0	0%	82%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
GRANTS & AIDS	84,000	27,000	32%	0	0%	32%
NON-OPERATING	1,629,458	1,129,458	69%	0	0%	69%
TOTAL EXPENDITURES	1,909,382	1,306,281	68%	0	0%	68%
<u>PS-SOLID WASTE DISPOSAL</u>						
OPERATING EXPENDITURES	1,280,304	980,295	77%	319,599	25%	102%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	1,280,304	980,295	77%	319,599	25%	102%
<u>PS-PUBLIC WORKS</u>						
PERSONAL SERVICES	786,389	528,972	67%	0	0%	67%
OPERATING EXPENDITURES	506,898	248,022	49%	45,266	9%	58%
CAPITAL OUTLAY	1,399,876	455,095	33%	7,916	1%	33%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	2,693,163	1,232,089	46%	53,182	2%	48%
<u>BUILDING INSPECTIONS</u>						
PERSONAL SERVICES	455,240	205,111	45%	0	0%	45%
OPERATING EXPENDITURES	288,625	60,977	21%	29,684	10%	31%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	743,865	266,088	36%	29,684	4%	40%
<u>APD-PATROL & ADMIN</u>						
PERSONAL SERVICES	4,154,059	3,697,219	89%	0	0%	89%
OPERATING EXPENDITURES	916,705	712,242	78%	75,409	8%	86%
CAPITAL OUTLAY	677,118	614,886	91%	0	0%	91%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	5,747,882	5,024,347	87%	75,409	1%	89%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JULY 31, 2026

GENERAL FUND EXPENDITURES
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>APD-COMMUNICATIONS</u>						
PERSONAL SERVICES	484,804	346,564	71%	0	0%	71%
OPERATING EXPENDITURES	24,486	16,138	66%	0	0%	66%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	509,290	362,702	71%	0	0%	71%
<u>APD-SCHOOL CROSSING GUARDS</u>						
OPERATING EXPENDITURES	47,000	32,819	70%	0	0%	70%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	47,000	32,819	70%	0	0%	70%
<u>APD-EXPLORERS PROGRAM</u>						
OPERATING EXPENDITURES	2,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	2,000	0	0%	0	0%	0%
<u>APD-RESERVE PROGRAM</u>						
OPERATING EXPENDITURES	3,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	3,000	0	0%	0	0%	0%
<u>RECREATION & CULTURE</u>						
PERSONAL SERVICES	812,018	619,800	76%	0	0%	76%
OPERATING EXPENDITURES	751,719	607,193	81%	65,631	9%	90%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	1,563,737	1,226,993	78%	65,631	4%	83%
GENERAL FUND	21,227,675	15,055,475	71%	925,075	4%	75%

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JULY 31, 2026

SPECIAL REVENUE FUNDS

FUND VARIOUS - SPECIAL REVENUE FUNDS: Special Revenue Funds are used to account for the proceeds of specific revenue sources that are designated for specified purposes or are restricted in use.

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	1,512,956	1,512,956	1,085,540	72%
PERMITS, FEES & ASSESSMENTS	9,800	9,800	217,369	2218%
INTERGOVERNMENTAL REVENUE	741,383	741,383	402,247	54%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	4,200	4,200	7,211	172%
MISCELLANEOUS REVENUE	42,370	42,370	62,899	148%
NON-OPERATING	4,145,835	4,145,835	318,371	8%
	6,456,544	6,456,544	2,093,637	32%
EXPENSES:				
GENERAL GOVERNMENT	3,560,143	3,560,143	481,269	14%
PUBLIC SAFETY	13,000	13,000	5,367	41%
ECONOMIC ENVIRONMENT	1,176,771	1,176,771	628,218	53%
PHYSICAL ENVIRONMENT	24,000	24,000	13,952	58%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	7,627	7,627	7,627	100%
CULTURE & RECREATION	1,675,003	1,675,003	253,083	15%
	6,456,544	6,456,544	1,389,516	22%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	106,051	106,051	88,020	83%
OPERATING EXPENDITURES	885,250	885,250	479,517	54%
CAPITAL OUTLAY	5,360,616	5,360,616	793,094	15%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	70,000	70,000	21,258	30%
NON-OPERATING	34,627	34,627	7,627	22%
	6,456,544	6,456,544	1,389,516	22%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JULY 31, 2026

SPECIAL REVENUE FUNDS REVENUES

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	RECEIVED TO DATE FY 25/26	PERCENT COLLECTED
<u>TAXES</u>				
DISCRETIONARY SALES SURTAX	1,512,956	1,512,956	1,085,540	72%
SUBTOTAL	1,512,956	1,512,956	1,085,540	72%
<u>PERMITS, FEES AND ASSESSMENTS</u>				
OTHER CHARGES AND FEES	0	0	207,750	NA+
SPECIAL ASSESSMENTS	9,800	9,800	9,619	98%
SUBTOTAL	9,800	9,800	217,369	2218%
<u>INTERGOVERNMENTAL REVENUE</u>				
FEDERAL GRANTS	0	0	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	333,333	333,333	15,108	5%
PAYMENTS FROM LOCAL UNITS (FOR CRA)	408,050	408,050	387,139	95%
SUBTOTAL	741,383	741,383	402,247	54%
<u>CHARGES FOR SERVICES</u>				
CULTURE & RECREATION	0	0	0	0%
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
SUBTOTAL	0	0	0	0%
<u>FINES AND FORFEITURES</u>				
ADDT'L CRT COSTS-\$2 FOR LEO TRAINING	4,200	4,200	7,211	172%
SUBTOTAL	4,200	4,200	7,211	172%
<u>MISCELLANEOUS REVENUE</u>				
INTEREST INCOME	22,370	22,370	45,599	204%
RENTALS AND LEASES	20,000	20,000	17,300	87%
CONTRIBUTIONS AND DONATIONS	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	42,370	42,370	62,899	148%
<u>NON-OPERATING</u>				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN	318,371	318,371	318,371	100%
USE OF FUND BALANCE/UNDERCOLLECTION	3,827,464	3,827,464	0	0%
SUBTOTAL	4,145,835	4,145,835	318,371	8%
SPECIAL REVENUE FUNDS	6,456,544	6,456,544	2,093,637	32%

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JULY 31, 2026

SPECIAL REVENUE FUNDS EXPENDITURES
BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>ADDT'L COURT COST-\$2 FOR LEO TRAINING FUND</u>						
OPERATING EXPENDITURES	6,000	5,367	89%	0	0%	89%
TOTAL EXPENDITURES	6,000	5,367	89%	0	0%	89%
<u>TREE BANK FUND</u>						
OPERATING EXPENDITURES	362,021	9,061	3%	0	0%	3%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	362,021	9,061	3%	0	0%	3%
<u>EXPLORER SPECIAL REVENUE FUND</u>						
OPERATING EXPENDITURES	7,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	7,000	0	0%	0	0%	0%
<u>TK BASIN SPECIAL ASSESSMENT</u>						
OPERATING EXPENDITURES	17,000	9,376	55%	4,576	27%	82%
NON OPERATING	7,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	24,000	9,376	39%	4,576	19%	58%
<u>INFRASTRUCTURE SURTAX FUND</u>						
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
CAPITAL OUTLAY	3,198,122	362,570	11%	109,638	3%	15%
TOTAL EXPENDITURES	3,198,122	362,570	11%	109,638	3%	15%
<u>WILD SPACES PUBLIC PLACES FUND</u>						
OPERATING EXPENDITURES	51,500	99,770	194%	30,157	59%	252%
CAPITAL OUTLAY	1,622,018	69,516	4%	52,690	3%	8%
TOTAL EXPENDITURES	1,673,518	169,286	10%	82,847	5%	15%
<u>CHILDREN'S TRUST FUND</u>						
PERSONAL SERVICES	0	0	0%	0	0%	0%
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
NON OPERATING	7,627	7,627	100%	0	0%	100%
TOTAL EXPENDITURES	7,627	7,627	100%	0	0%	100%
<u>DONATION FUND</u>						
OPERATING EXPENDITURES	1,485	950	64%	0	0%	64%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	1,485	950	64%	0	0%	64%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JULY 31, 2026

SPECIAL REVENUE FUNDS EXPENDITURES
 BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>CRA FUND</u>						
PERSONAL SERVICES	106,051	88,020	83%	0	0%	83%
OPERATING EXPENDITURES	440,244	273,462	62%	46,798	11%	73%
CAPITAL OUTLAY	540,476	198,680	37%	0	0%	37%
DEBT SERVICE	0	0	0%	0	0%	0%
AIDS TO PRIVATE ORGANIZATIONS	70,000	21,258	30%	0	0%	30%
NON OPERATING	20,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	1,176,771	581,420	49%	46,798	4%	53%
 SPECIAL REVENUE FUNDS	 6,456,544	 1,145,657	 18%	 243,859	 4%	 22%

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JULY 31, 2026

DEBT SERVICE FUND

FUND 070 - DEBT SERVICE FUND: The Debt Service Fund is used to account for the accumulation of resources for, and the payment of the City's general long-term debt, interest, and other related debt service charges. Debt obligations related to the Enterprise funds are accounted for in those specific funds.

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	88	NA+
NON-OPERATING	793,864	793,864	811,087	102%
	<u>793,864</u>	<u>793,864</u>	<u>811,175</u>	<u>102%</u>
EXPENSES:				
GENERAL GOVERNMENT	793,864	793,864	793,689	100%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	0	0	0	0%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	<u>793,864</u>	<u>793,864</u>	<u>793,689</u>	<u>100%</u>
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	0	0	0	0%
CAPITAL OUTLAY	0	0	0	0%
DEBT SERVICE	793,864	793,864	793,689	100%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	<u>793,864</u>	<u>793,864</u>	<u>793,689</u>	<u>100%</u>

**CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JULY 31, 2026**

DEBT SERVICE FUND REVENUES

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT COLLECTED
<u>MISCELLANEOUS REVENUE</u>				
INTEREST EARNINGS	0	0	88	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	0	0	88	NA+
<u>NON OPERATING</u>				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN-GF	811,087	811,087	811,087	100%
FUND BALANCE & UNDER COLLECTION	(17,223)	(17,223)	0	0%
SUBTOTAL	793,864	793,864	811,087	102%
 DEBT SERVICE FUND	 793,864	 793,864	 811,175	 102%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JULY 31, 2026

DEBT SERVICE FUND EXPENDITURES
 BY MAJOR CATEGORY

DEBT OBLIGATION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>OTHER DEBT COSTS</u>						
DEBT SERVICE	1,000	825	83%	0	0%	83%
<u>SERIES 2016 CAPITAL IMPROVEMENT</u>						
DEBT SERVICE	792,864	792,864	100%	0	0%	100%
TOTAL EXPENDITURES	792,864	792,864	100%	0	0%	100%
DEBT SERVICE FUND	793,864	793,689	100%	0	0%	100%

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JULY 31, 2026

CAPITAL PROJECTS FUNDS

FUND 3XX - CAPITAL PROJECTS FUNDS: Capital Project Funds are used to account for financial resources to be used for the acquisition, construction, or improvement of major capital facilities (other than those financed by the Enterprise Funds or Special Assessments).

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	1,490,000	1,490,000	606,112	41%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	0	0%
NON-OPERATING	4,326	4,326	0	0%
	<u>1,494,326</u>	<u>1,494,326</u>	<u>606,112</u>	<u>41%</u>
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	4,326	4,326	0	0%
TRANSPORTATION	1,490,000	1,490,000	944,531	63%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	<u>1,494,326</u>	<u>1,494,326</u>	<u>944,531</u>	<u>63%</u>
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	99,326	99,326	95,490	96%
CAPITAL OUTLAY	1,395,000	1,395,000	849,041	61%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	<u>1,494,326</u>	<u>1,494,326</u>	<u>944,531</u>	<u>63%</u>

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JULY 31, 2026

CAPITAL PROJECTS FUNDS REVENUES

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	RECEIVED TO DATE FY 25/26	PERCENT COLLECTED
<u>TAXES</u>				
DISCRETIONARY SALES SURTAX	0	0	0	0%
SUBTOTAL	0	0	0	0%
<u>INTERGOVERNMENTAL REVENUE</u>				
FEDERAL GRANTS	1,490,000	1,490,000	606,112	41%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	0	0	0	0%
SUBTOTAL	1,490,000	1,490,000	606,112	41%
<u>MISCELLANEOUS REVENUE</u>				
INTEREST INCOME	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	0	0	0	0%
<u>NON-OPERATING</u>				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
USE OF FUND BALANCE	4,326	4,326	0	0%
SUBTOTAL	4,326	4,326	0	0%
 CAPITAL PROJECTS FUNDS	 1,494,326	 1,494,326	 606,112	 41%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JULY 31, 2026

CAPITAL PROJECTS FUNDS EXPENDITURES
 BY MAJOR CATEGORY

CAPITAL PROJECT	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
HERITAGE OAKS						
OPERATING EXPENSES	4,326	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	4,326	0	0%	0	0%	0%
CDBG - ECONOMIC DEVELOPMENT						
OPERATING EXPENDITURES	95,000	49,990	53%	45,500	48%	101%
CAPITAL OUTLAY	1,395,000	838,808	60%	10,233	1%	61%
TOTAL EXPENDITURES	1,490,000	888,798	60%	55,733	4%	63%
CAPITAL PROJECT FUNDS	1,494,326	888,798	59%	55,733	4%	63%

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JULY 31, 2026

ENTERPRISE FUNDS

FUND 010, 020, 030, 042 - ENTERPRISE FUNDS: Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises in which the intent of the governing body is that all costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The City's Electric, Water, Wastewater, and Mosquito Control services reside in Enterprise funds.

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	22,420,962	22,420,962	19,068,442	85%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	580,000	580,000	595,012	103%
NON-OPERATING	9,502,347	9,502,347	0	0%
	32,503,309	32,503,309	19,663,454	60%

EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	32,503,309	32,503,309	21,630,975	67%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	32,503,309	32,503,309	21,630,975	67%

MAJOR EXPENDITURE CATEGORIES:

PERSONAL SERVICES	3,229,359	3,229,359	2,278,545	71%
OPERATING EXPENDITURES	3,230,219	3,540,872	2,504,694	71%
CAPITAL OUTLAY	10,326,257	10,015,604	3,946,656	39%
DEBT SERVICE	798,496	798,496	798,381	100%
GRANTS AND AIDS	0	0	18,844	NA-
NON-OPERATING	6,138,978	6,138,978	5,613,978	91%
POWER COSTS	8,780,000	8,780,000	6,469,877	74%
	32,503,309	32,503,309	21,630,975	67%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JULY 31, 2026

ENTERPRISE FUNDS REVENUES

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	RECEIVED TO DATE FY 25/26	PERCENT COLLECTED
<u>INTERGOVERNMENTAL REVENUE</u>				
STATE GRANTS	0	0	0	0%
FEDERAL GRANTS	0	0	0	0%
SUBTOTAL	0	0	0	0%
<u>CHARGES FOR SERVICES</u>				
PHYSICAL ENVIRONMENT-ELECTRIC	15,395,962	15,395,962	11,599,268	75%
PHYSICAL ENVIRONMENT-WATER	2,875,000	2,875,000	3,290,720	114%
PHYSICAL ENVIRONMENT-WASTEWATER	4,085,000	4,085,000	4,119,383	101%
PHYSICAL ENVIRONMENT-MOSQUITO	65,000	65,000	59,071	91%
SUBTOTAL	22,420,962	22,420,962	19,068,442	85%
<u>MISCELLANEOUS REVENUE</u>				
INTEREST EARNINGS	113,200	113,200	122,270	108%
RENTS & ROYALTIES	32,500	32,500	32,818	101%
OTHER MISCELLANEOUS REVENUE	434,300	434,300	439,924	101%
SUBTOTAL	580,000	580,000	595,012	103%
<u>NON-OPERATING</u>				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
FUND BALANCE & UNDER COLLECTION	9,502,347	9,502,347	0	0%
SUBTOTAL	9,502,347	9,502,347	0	0%
ENTERPRISE FUNDS	32,503,309	32,503,309	19,663,454	60%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JULY 31, 2026

ENTERPRISE FUNDS EXPENDITURES
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>ELECTRIC UTILITY</u>						
PERSONAL SERVICES	2,024,032	1,504,362	74%	0	0%	74%
OPERATING EXPENDITURES	1,435,432	1,019,169	71%	190,764	13%	84%
CAPITAL OUTLAY	5,662,947	1,903,319	34%	730,462	13%	47%
DEBT SERVICE	0	0	0%	0	0%	0%
GRANTS & AIDS	0	18,844	NA-	0	0%	NA-
NON-OPERATING	3,719,213	3,419,213	92%	0	0%	92%
POWER COSTS	8,780,000	6,469,877	74%	0	0%	74%
TOTAL EXPENDITURES	21,621,624	14,334,784	66%	921,226	4%	71%
<u>WATER UTILITY</u>						
PERSONAL SERVICES	353,616	230,765	65%	0	0%	65%
OPERATING EXPENDITURES	665,003	315,421	47%	41,958	6%	54%
CAPITAL OUTLAY	1,931,004	833,415	43%	293,849	15%	58%
DEBT SERVICE	170,576	170,519	100%	0	0%	100%
NON-OPERATING	1,395,165	1,295,165	93%	0	0%	93%
TOTAL EXPENDITURES	4,515,364	2,845,285	63%	335,807	7%	70%
<u>WASTEWATER UTILITY</u>						
PERSONAL SERVICES	835,892	534,570	64%	0	0%	64%
OPERATING EXPENDITURES	1,396,679	716,894	51%	213,261	15%	67%
CAPITAL OUTLAY	2,326,653	116,928	5%	28,879	1%	6%
DEBT SERVICE	627,920	627,862	100%	0	0%	100%
NON-OPERATING	951,600	851,600	89%	0	0%	89%
TOTAL EXPENDITURES	6,138,744	2,847,854	46%	242,140	4%	50%
<u>MOSQUITO CONTROL</u>						
PERSONAL SERVICES	15,819	8,848	56%	0	0%	56%
OPERATING EXPENDITURES	43,758	7,227	17%	0	0%	17%
CAPITAL OUTLAY	95,000	39,804	42%	0	0%	42%
NON-OPERATING	73,000	48,000	66%	0	0%	66%
TOTAL EXPENDITURES	227,577	103,879	46%	0	0%	46%
ENTERPRISE FUNDS	32,503,309	20,131,802	62%	1,499,173	5%	67%

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JULY 31, 2026

INTERNAL SERVICE FUND

FUND 700 - INTERNAL SERVICE FUND: The Internal Service Fund is used to account for the provision of goods or services by Utility Administration, Utility Operations, Utility Billing, Warehouse Operations, and postage services for the City's utility system and other departments.

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	495	NA+
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	0	0	601	NA+
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	20,000	20,000	36,800	184%
NON-OPERATING	4,665,011	4,665,011	3,613,978	77%
	<u>4,685,011</u>	<u>4,685,011</u>	<u>3,651,874</u>	<u>78%</u>
EXPENSES:				
GENERAL GOVERNMENT	3,552,760	3,552,760	2,383,101	67%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	1,132,251	1,132,251	909,222	80%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	<u>4,685,011</u>	<u>4,685,011</u>	<u>3,292,323</u>	<u>70%</u>
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	3,027,813	3,027,813	2,104,234	69%
OPERATING EXPENDITURES	1,025,624	1,038,210	684,694	66%
CAPITAL OUTLAY	213,000	200,414	224,821	112%
DEBT SERVICE	278,574	278,574	278,574	100%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	140,000	140,000	0	0%
POWER COSTS	0	0	0	0%
	<u>4,685,011</u>	<u>4,685,011</u>	<u>3,292,323</u>	<u>70%</u>

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JULY 31, 2026

INTERNAL SERVICE FUND REVENUES

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT COLLECTED
<u>PERMITS, FEES & ASSESSMENTS</u>				
OTHER LICENSES, FEES, AND PERMITS	0	0	495	NA+
SUBTOTAL	0	0	495	NA+
<u>INTERGOVERNMENTAL REVENUE</u>				
OTHER FEDERAL GRANTS	0	0	0	0%
SUBTOTAL	0	0	0	0%
<u>CHARGES FOR SERVICES</u>				
OTHER MISCELLANEOUS CHARGES	0	0	601	NA+
SUBTOTAL	0	0	601	NA+
<u>MISCELLANEOUS REVENUE</u>				
INTEREST EARNINGS	20,000	20,000	16,096	80%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	20,704	NA+
SUBTOTAL	20,000	20,000	36,800	184%
<u>NON-OPERATING</u>				
CONTRIBUTIONS FROM ENTERPRISE	0	0	0	0%
SERIES 2016 DEBT PROCEEDS	0	0	0	0%
INTERFUND TRANSFER	3,613,978	3,613,978	3,613,978	100%
FUND BALANCE & UNDER COLLECTION	1,051,033	1,051,033	0	0%
SUBTOTAL	4,665,011	4,665,011	3,613,978	77%
INTERNAL SERVICE FUND	4,685,011	4,685,011	3,651,874	78%

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JULY 31, 2026

INTERNAL SERVICE FUND EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>FAS / UTILITY OPERATIONS</u>						
PERSONAL SERVICES	456,545	360,862	79%	0	0%	79%
OPERATING EXPENDITURES	101,508	56,186	55%	0	0%	55%
CAPITAL OUTLAY	37,414	37,414	100%	0	0%	100%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	595,467	454,462	76%	0	0%	76%
<u>FAS / UTILITY BILLING</u>						
PERSONAL SERVICES	449,164	363,146	81%	0	0%	81%
OPERATING EXPENDITURES	203,589	121,646	60%	31,000	15%	75%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	652,753	484,792	74%	31,000	5%	79%
<u>PUBLIC SERVICES / UTILITY ADMINISTRATION</u>						
PERSONAL SERVICES	1,321,233	700,584	53%	0	0%	53%
OPERATING EXPENDITURES	261,191	130,681	50%	26,006	10%	60%
CAPITAL OUTLAY	0	0	0%	36,320	NA-	NA-
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	1,582,424	831,265	53%	62,326	4%	56%
<u>PUBLIC SERVICES-WAREHOUSE OPERATIONS</u>						
PERSONAL SERVICES	156,519	132,098	84%	0	0%	84%
OPERATING EXPENDITURES	38,670	29,725	77%	0	0%	77%
CAPITAL OUTLAY	15,000	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	210,189	161,823	77%	0	0%	77%
<u>ISF - HUMAN RESOURCES</u>						
PERSONAL SERVICES	49,762	41,932	84%	0	0%	84%
OPERATING EXPENDITURES	777	769	99%	0	0%	99%
TOTAL EXPENDITURES	50,539	42,701	84%	0	0%	84%
<u>ISF - FAS / INFORMATION</u>						
PERSONAL SERVICES	38,814	32,589	84%	0	0%	84%
OPERATING EXPENDITURES	4,000	3,569	89%	0	0%	89%
TOTAL EXPENDITURES	42,814	36,158	84%	0	0%	84%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JULY 31, 2026

INTERNAL SERVICE FUND EXPENDITURES
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>PUBLIC SERVICES-WATER DISTRIBUTION/COLLECTION</u>						
PERSONAL SERVICES	555,776	473,023	85%	0	0%	85%
OPERATING EXPENDITURES	428,475	281,898	66%	3,214	1%	67%
CAPITAL OUTLAY	148,000	151,087	102%	0	0%	102%
TOTAL EXPENDITURES	1,132,251	906,008	80%	3,214	0%	80%
<u>DEBT SERVICE FUND - SERIES 2016</u>						
DEBT SERVICE	278,574	278,574	100%	0	0%	100%
TOTAL EXPENDITURES	278,574	278,574	100%	0	0%	100%
<u>INTERNAL SERVICE FUND RESERVES</u>						
NON-OPERATING	140,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	140,000	0	0%	0	0%	0%
INTERNAL SERVICE FUND	4,685,011	3,195,783	68%	96,540	2%	70%

**CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JUL 31, 2026**

ALL CITY FUNDS

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	12,604,602	12,604,602	11,367,292	90%
PERMITS, FEES & ASSESSMENTS	964,800	964,800	1,123,037	116%
INTERGOVERNMENTAL	3,555,183	3,636,972	1,993,965	55%
CHARGES FOR SERVICES	24,326,732	24,326,732	20,696,971	85%
FINES AND FORFEITURES	54,200	54,200	61,141	113%
MISCELLANEOUS REVENUE	841,570	841,570	1,029,020	122%
NON-OPERATING	24,731,853	24,731,853	6,751,063	27%
	67,078,940	67,160,729	43,022,489	64%

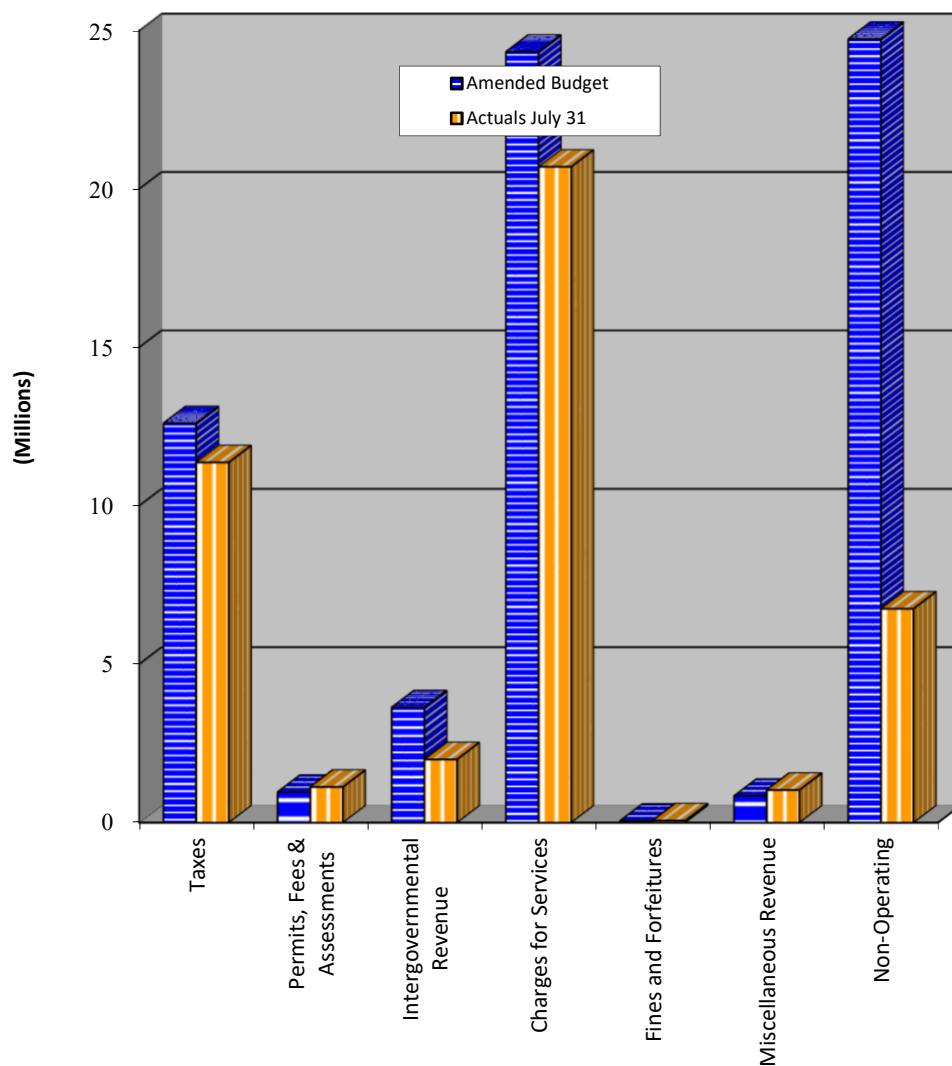
EXPENSES:				
GENERAL GOVERNMENT	16,544,201	16,490,201	9,952,771	60%
PUBLIC SAFETY	6,984,248	7,066,037	5,796,416	82%
ECONOMIC ENVIRONMENT	1,176,771	1,230,771	645,218	52%
PHYSICAL ENVIRONMENT	34,944,190	34,944,190	23,854,043	68%
TRANSPORTATION	4,183,163	4,183,163	2,229,802	53%
HUMAN SERVICES	7,627	7,627	7,627	100%
CULTURE & RECREATION	3,238,740	3,238,740	1,545,707	48%
	67,078,940	67,160,729	44,031,584	66%

MAJOR EXPENDITURE CATEGORIES:

PERSONAL SERVICES	17,598,376	17,588,130	13,185,181	75%
OPERATING EXPENDITURES	10,880,745	11,242,195	8,562,774	76%
CAPITAL OUTLAY	19,851,822	19,582,407	7,124,943	36%
DEBT SERVICE	1,870,934	1,870,934	1,870,644	100%
GRANTS & AIDS	154,000	154,000	67,102	44%
NON-OPERATING	7,943,063	7,943,063	6,751,063	85%
POWER COSTS	8,780,000	8,780,000	6,469,877	74%
	67,078,940	67,160,729	44,031,584	66%

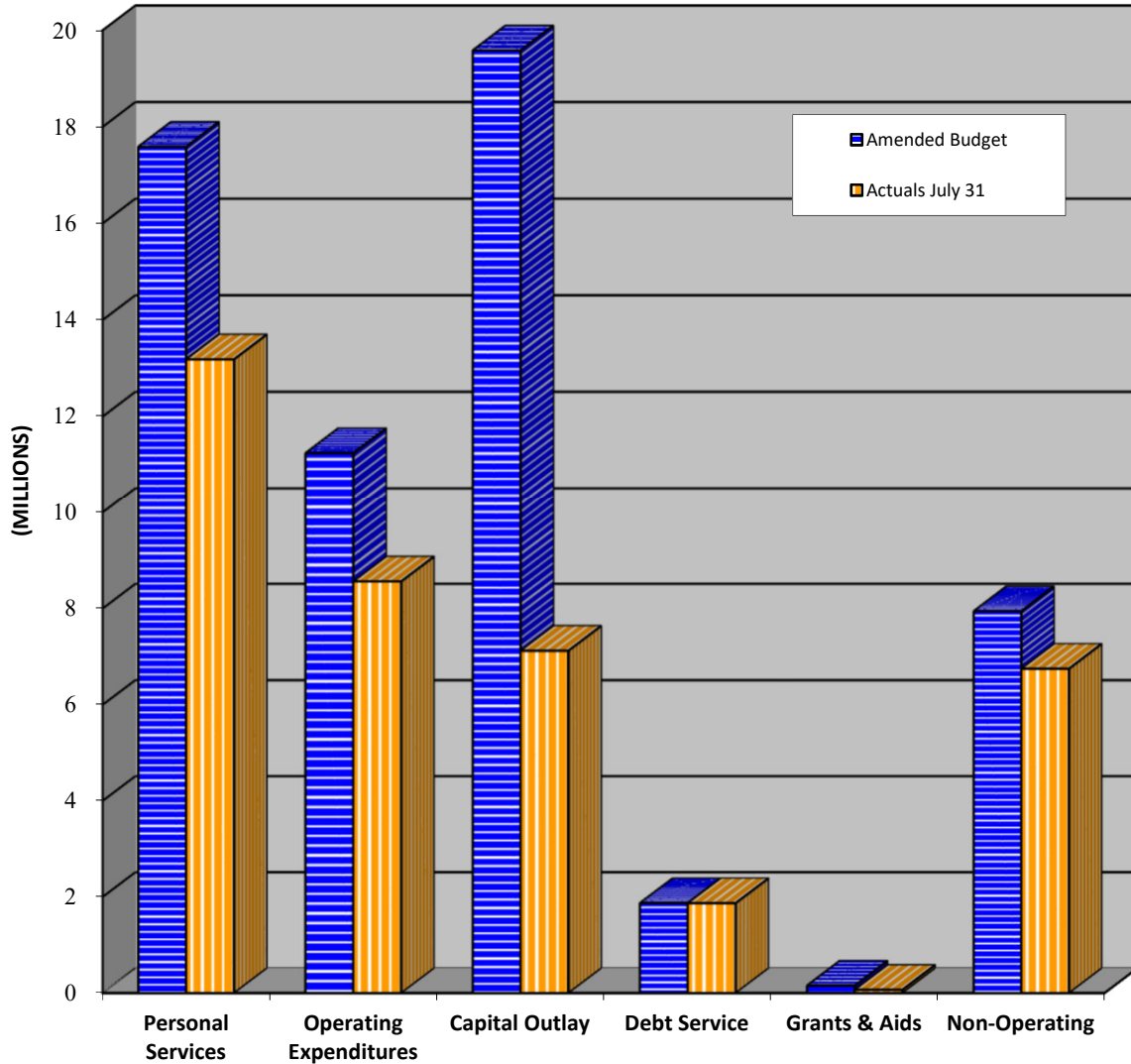
Revenues by Major Category All City Funds

The City of Alachua's overall revenues are at 64% of budget for the fiscal year. Taxes are at 90% of budget. These include ad valorem property taxes and public utility taxes. Other revenue sources are: Permits, Fees and Assessments (116%); Intergovernmental Revenue (55%); Charges for Services (85%); Fines and Forfeitures (113%); Miscellaneous Revenue (122%); and Non-Operating Revenue (27%).



Expenditures by Major Category All City Funds

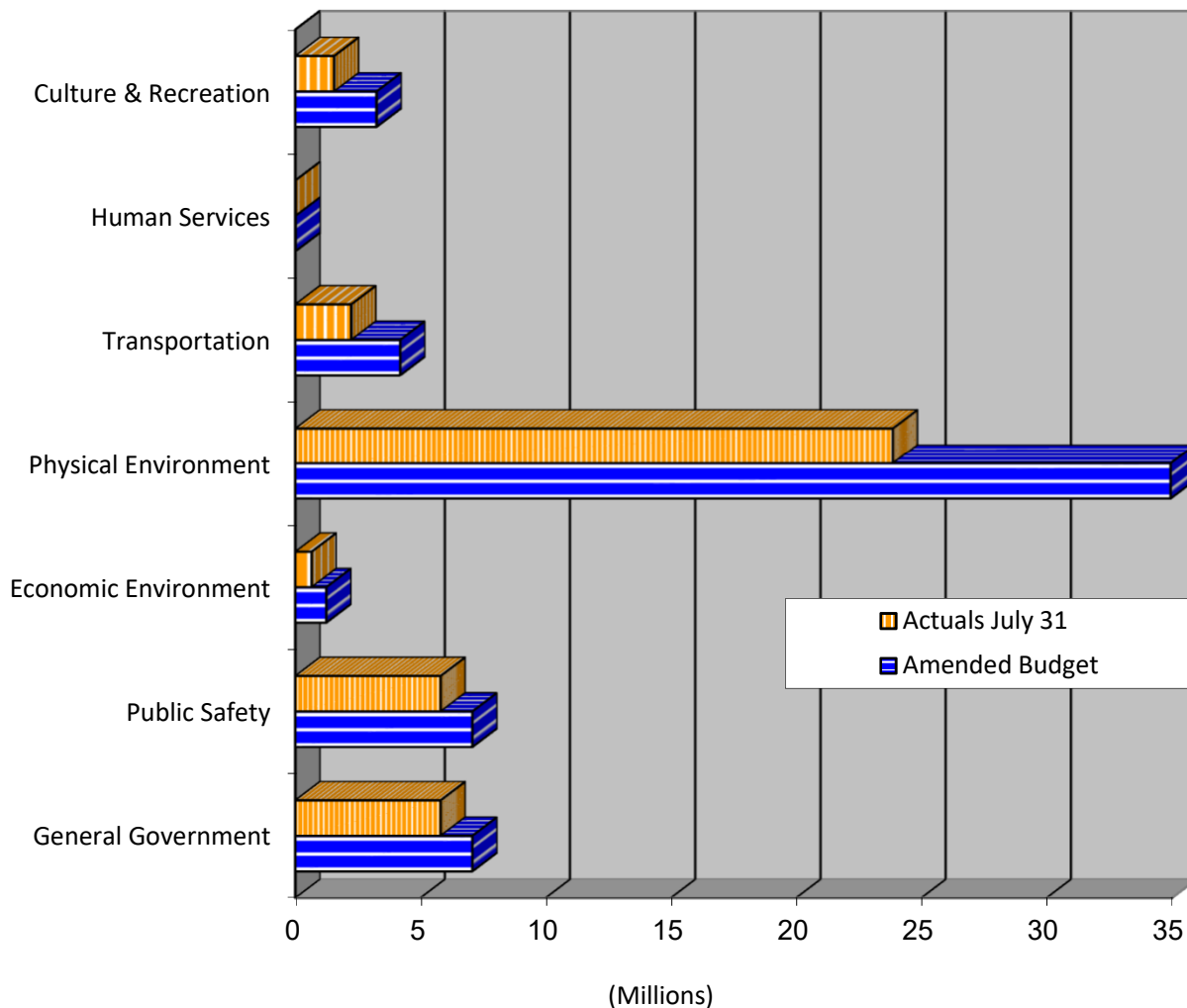
Overall, City expenditures and encumbrances are at 66% of budget for the period. The Personal Services category is at 75% of budget for the fiscal year. The Operating Expenditures category is at 76%, with encumbrances for legal and residential waste collection services of \$366K. Capital Outlay is at 36%, Debt Service is 100%, Grants & Aids is 44% and Non-Operating Expenditures are at 85%. Encumbrances for future expenditures account for 4.2% (approx. \$2.8M) of the budget total.



* Encumbered activity are purchase orders that are reserved for payment, but have not been paid as of the report date.

Budget Performance by Function All City Funds

Overall, expenditures are at 66% of budget with General Government expenses at 60%, Public Safety at 82%, Economic Environment at 52%, Physical Environment at 68% (Enterprise Funds, Water Collection and Distribution & residential waste collection services), Transportation at 53%, Human Services at 100%, and Culture & Recreation at 48%.



INVESTMENTS AND CASH

Purpose

The purpose of this section is to report the City's cash and investment holdings at the end of each month. These funds are managed in accordance with the City's Investment Policies, which are designed to ensure the prudent management of public funds, the availability of operating and capital funds when needed, and an investment return competitive with comparable funds and financial market indices.

Investment Objectives

The foremost objective of the City's investment program is the safety of the principal of those funds within the portfolios. The portfolio is managed in a manner that funds are available to meet reasonably anticipated cash flow requirements in an orderly manner. The portfolio is designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. However, return on investment is insignificant in comparison to the safety and liquidity objectives described above. The City's core investments are limited to relatively low risk investment instruments in anticipation of earning fair return relative to the risk being assumed.

Defining Principal

Principal, when dealing with investments, can be defined as the original amount invested in a security.

Defining of Portfolio

A portfolio can be defined as various investment instruments possessed by an individual or organization.

Defining Rate of Return on Investment

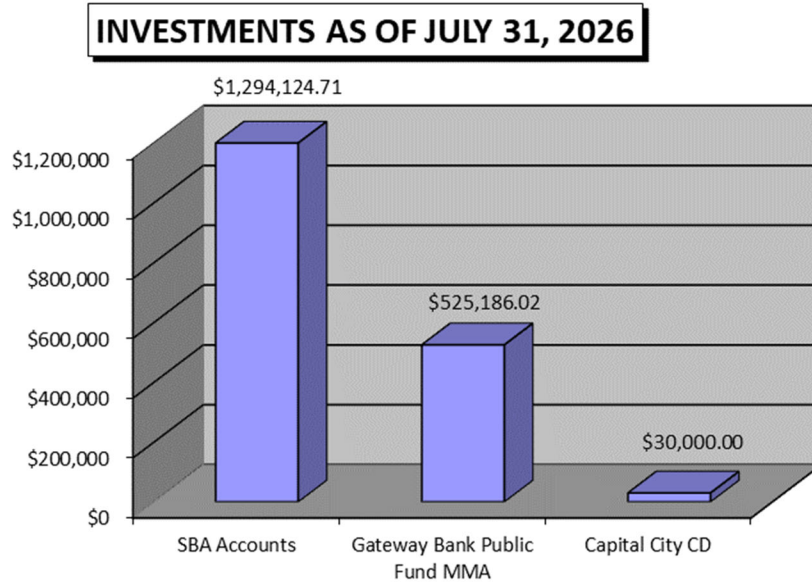
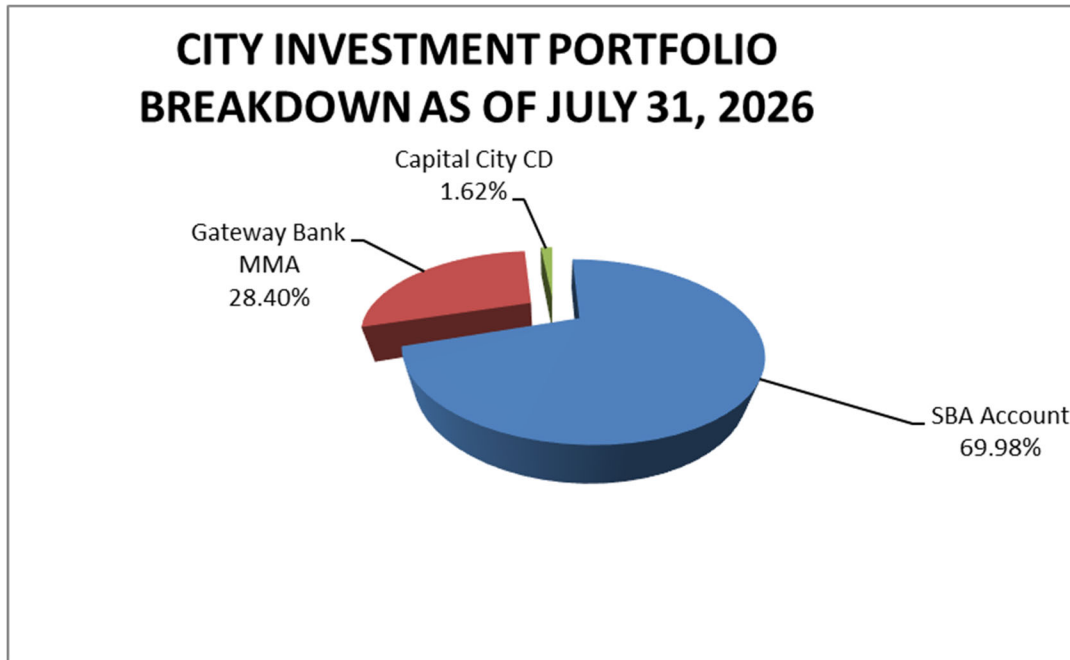
The Rate of Return on Investment refers to the benefits (the profits) to an investor or organization relative to the cost of the initial investment. It is similar to the rate of profit as a measure of profitability.

Conclusion

The City's cash and investments are pursuant to Section 218.415, Florida Statutes as well as the City's own adopted Investment Policy. To ensure that the City's funds are effectively managed, the Finance Director and other appropriate staff shall annually complete eight (8) hours of continuing professional education in subjects or courses of study related to investment practices and products.

INVESTMENTS AND CASH

As of July 31, 2026, the City's investment portfolio totaled **\$1,849,310.73**. The portfolio consists of: two State Board of Administration Investment Pool (SBA) accounts, one money market account and a certificate of deposit account. The graphs below illustrate the breakdown, by percentage, of each investment.



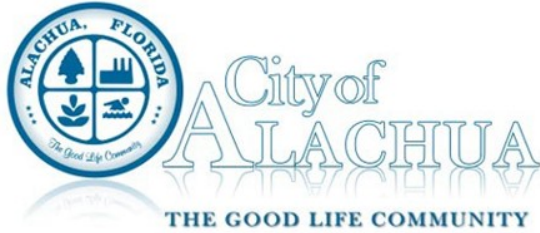
INVESTMENTS AND CASH

As of July 31, 2026, the City had cash holdings in several accounts with Capital City Bank, South State Bank (formerly CenterState Bank) and Renasant Bank (formerly Alarion & Heritage) that totaled **\$29,657,660.03**. Each bank account has a specific purpose. The accounts are listed as follows:

- Main Operating account: This account is for the City's daily deposits (utility payments, grant revenue, etc.) and expenses (vendor payments, debt service payments, etc.).
- Payroll account: This account is for payroll-related expenses (salaries payable).
- Community Redevelopment Agency (CRA) account: This account is for deposits and expenses related to CRA activities.
- Police Forfeiture account: This account is for fines and forfeiture funds received by the Alachua Police Department. Expenditures from this account will not be permitted without Commission approval.
- Series 2016 Repayment: This account is intended to be utilized to make the annual Series 2016 Debt payments.
- Restricted Deposit account: This account is for utility customer deposits only.
- Explorer account: This account is for deposits and expenses related to Police Explorer activities.
- Heritage Oaks account: This account is for funds related to the completion of improvements to the Heritage Oaks subdivision Phase I.
- SRF Repayment Money Market account: This account is for the repayment of the State Revolving Fund (SRF) loan related to the construction of the waste water facility.
- ARPA Account: This account is for funds received from the Federal Government through the American Rescue Plan Act. Funds are intended to be used to make necessary investments in water infrastructure.
- Tara Baywood Surety account: This account is for funds related to the completion of improvements related to Tara Baywood.

The bank account balances as of the end of the report period are as follows:

Bank Account	July Balance	Percentage of Total
Operating Account	\$25,232,791.49	85.08%
Payroll Account	\$7,861.99	0.03%
CRA Account	\$800,014.23	2.70%
Police Forfeiture Account	\$15,325.27	0.05%
Series 2016 Repayment Account	\$902,536.81	3.04%
Deposit Account	\$2,482,415.80	8.37%
Tara Baywood Surety Account	\$45,003.82	0.15%
Explorer Account	\$9,115.29	0.03%
Heritage Oaks Account	\$4,325.46	0.01%
SRF Repayment Account	\$156,430.82	0.53%
ARPA Account	\$1,839.05	0.01%
TOTAL	\$29,657,660.03	100.00%



Commission Agenda Item

MEETING DATE: September 14, 2026

SUBJECT: Resolution 26-12 Relating to the Levy of General Purpose Ad Valorem Taxes for the 2026 Tax Year; and Resolution 26-13 Relating to its Budget for the 2026-2027 Fiscal Year

PREPARED BY: Tyler Williams

RECOMMENDED ACTION:

1. Adopt Resolution 26-12
 2. Adopt Resolution 26-13
-

Summary

The City of Alachua Commission must hold a Public Hearing on the City's Fiscal Year 2026-2027 Tentative Millage Rate and Tentative Budget as required by Florida Statutes, Chapters 129 and 200, and as advertised in the Truth-In-Millage (TRIM) Notices distributed by the Alachua County Property Appraiser's Office.

This evening, we will take a number of actions related to adopting the millage rate and proposed budgets. The Final Public Hearing on these matters will be held on Monday, September 28, 2026, at 6:00 p.m. in the same location, Alachua City Hall, James A. Lewis Commission Chambers.

During the month of August 2026, the City Manager presented to the City Commission the proposed budgets by major fund type. The tentative budgets presented at that time totaled \$65,445,330. This is \$1,715,399 less than the FY 2025-2026 Amended Budget of \$67,160,729.

The General Fund tentative budget of \$22,210,900 is based on a tax rate of 6.2500 mills. This tentative millage rate is 5.42% more than the rolled-back rate of 5.9286 mills.

In order to enact the proposed tentative millage rate, a two-thirds vote must be passed by the City Commission at the final public hearing on the budget. By adopting these resolutions tonight, the Commission authorizes and directs the City Manager to prepare and publish all necessary and required notices prior to the hearing established herein, and to provide copies of these resolutions to all parties as may be required by applicable law.

FINANCIAL IMPACT

\$65,445,330

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Resolution 26-12
2. Resolution 26-13
3. City of Alachua FY 2026-2027 Tentative Budget
4. First Budget Public Hearing Script

RESOLUTION 26-12

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; RELATING TO THE LEVY OF GENERAL PURPOSE AD VALOREM TAXES FOR THE 2026 TAX YEAR; APPROVING THE TENTATIVE MILLAGE RATE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 27, 2026 the City of Alachua Commission adopted Resolution 26-08 certifying to the Alachua County Property Appraiser's Office a millage rate necessary to fund the said proposed general City budget;

WHEREAS, pursuant to law and utilizing the rates certified, on August 19, 2026, the Alachua County Property Appraiser mailed a Notice of Proposed Property Taxes to each taxpayer listed on the current year's assessment roll;

WHEREAS, said notice of proposed property taxes advised the recipients of a public hearing to be conducted by the City of Alachua Commission on September 14, 2026, for consideration of its tentative general City budget and the tentative millage necessary to fund the said budget;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

SECTION 1. That the following tentative millage rate to fund the general City budget is hereby approved for further consideration in accordance with applicable law; General Fund 6.2500 mills.

SECTION 2. The millage levied herein is more than the rolled back rate of 5.9286 by 5.42 percent.

SECTION 3. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 14th day of September, 2026.

**CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA**

Walter Welch, Mayor
SEAL

ATTEST:

Rodolfo Valladares, City Manager/Clerk

RESOLUTION 26-13

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; RELATING TO ITS BUDGET FOR THE 2026-2027 FISCAL YEAR; REVISING THE ESTIMATE OF RECEIPTS AND OF BALANCES TO BE BROUGHT FORWARD; APPROVING A TENTATIVE GENERAL CITY BUDGET; SETTING A PUBLIC HEARING DATE; PROVIDING FOR PUBLICATION OF NOTICE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 10, 2026 and August 24, 2026, the City Manager presented the proposed budget for further consideration by the City of Alachua Commission; and ,

WHEREAS, said budget contained estimates of receipts and of balances brought forward as part of the budget presentation; and,

WHEREAS, the City of Alachua Commission wishes to revise the estimates of receipts and of balances to be brought forward based on the most current information available as of the date of this resolution; and,

WHEREAS, the City of Alachua Commission has complied with all conditions precedent to the adoption of a tentative general City budget; and,

WHEREAS, the City of Alachua Commission as of this date adopted a resolution approving the tentative millage to fund the tentative general City budget;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

SECTION 1. In accordance with the requirements of Section 129.03, Florida Statutes, the estimates of receipts and of balances to be brought forward are revised as set out in the document entitled “City of Alachua Fiscal Year 2026-2027 Tentative Budget”.

SECTION 2. The proposed general City budget contained in the document entitled “City of Alachua Fiscal Year 2026-2027 Tentative Budget” is hereby approved as adjusted by motion for further consideration at the public hearing established in this resolution.

SECTION 3. A public hearing will be held to consider the final millage rate and final budget for general City purposes on Monday the 28th of September, 2026, at 6:00 p.m., or soon thereafter, as the matter may be heard, in the Alachua City Hall, James A. Lewis Commission Chambers, 15100 N.W. 142nd Terrace, Alachua, Florida, 32615.

SECTION 4. The City Manager is hereby authorized and directed to prepare and publish all necessary and required notices prior to the hearing established herein, and to provide copies of this resolution to all parties as may be required by applicable law.

SECTION 5. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 14th day of September, 2026.

**CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA**

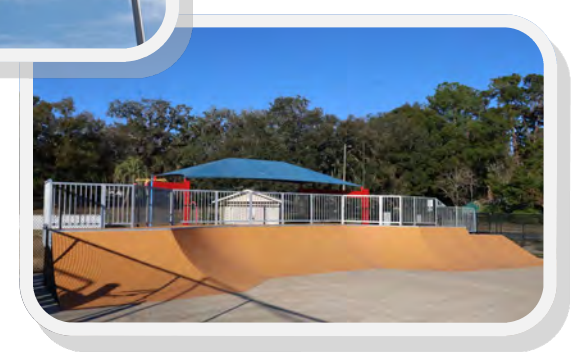
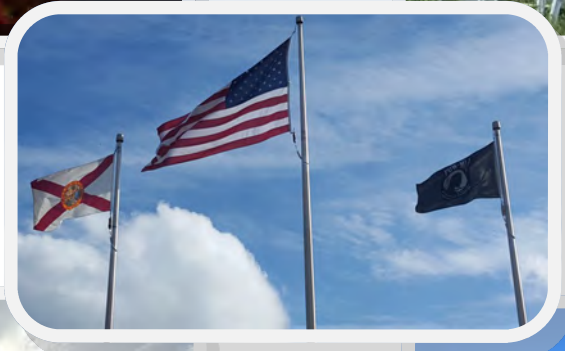
Walter Welch, Mayor
SEAL

ATTEST:

Rodolfo Valladares, City Manager/Clerk



City of
ALACHUA
the good life community



FISCAL YEAR 2026-2027
TENTATIVE BUDGET

CITY OF ALACHUA

PREPARED BY:

THE CITY OF ALACHUA FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT

FINANCE AND ADMINISTRATIVE SERVICES STAFF

Tyler S. Williams	Director
Stephanie L. Herlong	Utility Billing Manager
Gardhy M. Saint-Vil	IT Manager
Benjamin T. Love	Facilities Maintenance Manager
Donna G. Smith	Purchasing Manager
Brandon D. Kestner	Meter Technician Supervisor
Heather L. Carter	Accounting Manager
Regina A. Reed	Senior Accountant
Katelynn T. Bayles	Accountant
Takeara S. Garrison	Accounting Specialist
Megan E. Hoyt	Utility Billing Assistant
Tara Z. Clarke	Customer Service Representative
Colleen M. Pisano	Customer Service Representative
Dottie C. Burns	Customer Service Representative
Helen R. Benjamin	Receptionist
Anthony D. Nathan II	IT Security Coordinator
Diana A. Reyes	IT Technical Specialist
William P. Cone	Facilities Maintenance Supervisor
Dennis A. Byrd	Facilities Maintenance Technician
Thomas G. Williams	Facilities Maintenance Technician
Ronnie C. Jenkins	Facilities Maintenance Worker
Robert R. Cason	Facilities Maintenance Worker
Connie L. Sandusky	Facilities Custodial Worker
Kerri A. Watson	Facilities Custodial Worker
Torry L. Davis	Meter Technician Crew Foreman
James E. Porter	Meter Technician
Leroy M. Williams	Meter Technician
Logan T. Minnix	Meter Technician
Cameron Honeycutt	Meter Technician

CREDITS

City of Alachua Commission
Rodolfo J. Valladares, City Manager
S. Scott Walker, Esq., City Attorney
Tara L. Malone, Human Resources Director
Damon J. Messina, Recreation and Culture Director
Jesse J. Sandusky, Chief of Police
Bryan S. Thomas, Planning and Community Development Director
Grafton B. Wilson, Compliance and Risk Management Director

A very special "thank you" to **all** City employees for their contribution to the budget process

CITY OF ALACHUA GOVERNMENT

GENERAL INFORMATION

The City of Alachua is geographically located in North Central Florida. The City's boundaries encompass 36.5 square miles. The most current estimate of the City's population is 11,353.

FIVE-MEMBER COMMISSION

The City of Alachua, a political subdivision of the State of Florida, is guided by an elected five-member body comprised of a Mayor and four Commissioners. The Mayor and Commissioners are elected in non-partisan elections to represent the entire City. The Vice-Mayor is selected annually by the Mayor and his/her fellow Commissioners. The Commission performs legislative functions of government by developing policies for the management of the City of Alachua. The City Manager, a professional appointed by the Commission, and the City Manager's staff are responsible for the implementation of those policies. The City is transitioning from contracting out attorney services to hiring an in-house attorney.

ROLE OF THE CITY MANAGER

The City Manager is an official appointed by the City Commission who is responsible for carrying out all decisions, policies, ordinances and motions of the Commission. The City Manager serves at the will of the City Commission.

In order to execute the City Commission's goals and initiatives, the City Manager is responsible for directing and providing all municipal services within the City.

Municipal service functions are grouped into the following departments: City Commission, City Manager, City Attorney, Compliance and Risk Management, Finance and Administrative Services, Human Resources, Planning & Community Development, Police, Public Services, and Recreation & Culture.

Support staff for both the City Manager and City Commission report to the City Manager.

INTRODUCTION

This document represents the City of Alachua's final financial budget for FY 2026-2027. The document is divided into five sections:

Section One - Budget Message
Section Two - Budget Summary
Section Three - Fund Summaries
Section Four - Department Summaries
Section Five - Glossary

Section One - Budget Message contains the City Manager's letter to the Commission regarding various elements of the budget.

Section Two - Budget Summary contains information and graphs about revenue sources; summary tables of the department budgets; a description and summary of the City's interfund transfers; and a summary of funded full-time equivalent positions.

Section Three - Fund Summaries include a budget by fund segment listing detailed information about various funds and their adopted funding levels.

Section Four - Department Summaries includes mission statements and summary budgets for each City department.

Section Five - Glossary includes a listing of various budget document terms.

Individuals interested in reviewing any materials or documents comprising the FY 2026-2027 Final Budget, at any level of detail, are encouraged to contact the Finance and Administrative Services Department.

Contact information for the Finance and Administrative Services Department is as follows:

Telephone: (386) 418-6100

Mail: P. O. Box 9
Alachua, Florida 32616-0009

Email: finance@cityofalachua.org

In person: City of Alachua City Hall
15100 NW 142nd Terrace
Alachua, Florida 32615

TABLE OF CONTENTS

Section One: Budget Message

Budget Message	II
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Section Two: Budget Summary

Introduction to City Budgeting	2
The Budget Process	3
City Organizational Chart	5
Budget Sources and Uses	7
Budget Revenues by Source	8
Budget Uses by Function	9
Budget by Function - All Funds	10
Budget Revenues by Source – General Fund	12
Budget Uses by Function – General Fund	13
Budget by Function – General Fund	14
Full Time Equivalent Positions Summary	15
Estimation of the City’s Ending Fund Balance	16
Fund Balance Summary	17
Interfund Transfer Overview	18
Interfund Transfer Summary	19

Section Three: Fund Summaries

Basis of Accounting and Budgeting	22
Fund Accounting	23
Budget by Fund Type	24
General Fund	25
Electric Utility Fund	26
Water Utility Fund	27
Wastewater Utility Fund	28
Mosquito Control Fund	29
Additional Court Costs Fund	30
Tree Bank Fund	31
Explorer Post 537 Fund	32
TK Basin Stormwater Assessment Fund	33
Infrastructure Surtax Fund	34
Wild Spaces Public Places Fund	35
Children’s Trust Grant Fund	36
Debt Service Fund	37
Donation Fund	38
Community Redevelopment Agency Fund	39
San Felasco Conservation Corridor Fund	40
Heritage Oaks Improvements Fund	41
CDBG-Neighborhood Revitalization Fund	42
CDBG-Economic Development Fund	43
Internal Service Fund	44

Section Four: Department Summaries

City Commission.....	47
City Manager.....	48
City Attorney.....	49
Human Resources	50
Finance and Administrative Services	51
Planning and Community Development	53
Compliance and Risk Management.....	54
Recreation and Culture	55
Police Department	56
Public Services.....	58
Debt Service.....	61
Community Redevelopment Agency - CRA	62
Special Expense.....	63

Section Five: Glossary

Glossary.....	66
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City of
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SECTION 1

BUDGET

MESSAGE



City of Alachua

OFFICE OF THE CITY MANAGER
RODOLFO VALLADARES

2026-2027 BUDGET MESSAGE

Date: August 26, 2026

To: Honorable Mayor and Members of the City Commission

Fiscal Year 2026–2027

Honorable Mayor and Members of the City Commission:

I am pleased to present the Tentative Budget for Fiscal Year 2026–2027. This budget reflects our continued commitment to providing high quality municipal services, managing public resources responsibly, and advancing the community’s long-term vision. Guided by the policy direction of the City Commission and the priorities established in the City’s Strategic Plan, it addresses the needs of today while preparing for the opportunities and challenges ahead.

Preparing the annual budget requires more than balancing revenues and expenditures for a single year. It requires thoughtful consideration of the City’s future financial needs, infrastructure responsibilities, service demands, and organizational capacity. With that in mind, this budget focuses on maintaining essential services, investing strategically, and preserving the flexibility needed to respond to changing economic and legislative conditions.

Economic and Community Outlook

Our City continues to experience steady growth in population, development, and economic activity. New residential development and business investment are strengthening the local economy and creating opportunities for continued prosperity. This growth also increases demand for public safety, utilities, transportation, recreation, planning, and other municipal services.

At the same time, rising costs for construction, insurance, utilities, equipment, and other goods and services continue to affect City operations. Extended lead times for machinery and specialized equipment, along with tariffs and other factors affecting supply chains, add uncertainty to future costs. Housing affordability and the ability to recruit and retain qualified employees also remain important considerations for our community and organization.

The FY 2026–2027 budget responds to these conditions by balancing investment with fiscal discipline and recognizing that continued growth must be supported by adequate infrastructure, sufficient resources, and the City’s ability to maintain reliable services.

Fiscal Outlook and Financial Resilience

The City remains in a strong financial position, supported by healthy reserves, careful spending, and responsible debt management. Under the current property tax structure, property tax revenues are expected to benefit from current taxable values and continued development. At the same time, rising service costs and uncertainty surrounding future municipal revenues reinforce the importance of looking beyond the current fiscal year and preparing for changing financial conditions.

A key part of responsible financial management is ensuring that ongoing expenses are supported by reliable revenues. Reserves and one-time revenues should be used carefully for capital projects, emergencies, and other one-time needs rather than to support expenses that continue year after year. Healthy reserves also provide flexibility to respond to emergencies, economic changes, and unexpected financial challenges without immediately disrupting services.

The City will continue strengthening its financial planning for future years, pursuing grants, partnerships, and other outside funding opportunities, and keeping the City Commission informed as conditions change. This approach allows us to identify challenges early and make thoughtful decisions before they become immediate problems.

Potential Changes to Property Tax Revenues

The State of Florida continues to consider changes to the property tax structure intended to provide additional tax relief to homeowners. While these proposals may benefit homeowners, they also have the potential to significantly affect property tax revenues available to municipalities.

The full impact remains uncertain. The City will continue evaluating potential revenue scenarios and how they could affect services, capital projects, reserves, and our overall financial position. Preparing now will allow the City to respond thoughtfully should changes occur.

If future revenues become constrained, our focus will remain on maintaining essential services and critical infrastructure while carefully evaluating other expenditures and capital investments. This approach will help preserve the City’s ability to serve the community while adapting responsibly to changing financial conditions.

Budget Priorities

The FY 2026–2027 Tentative Budget directs resources toward the Commission’s strategic priorities and the needs of our growing community. Investments are concentrated in public safety, infrastructure, responsible growth, quality of life, technology, and our workforce.

- **Public Safety:** strengthening police services through targeted investments in equipment, technology, and training to maintain accreditation standards and support the safety and security of our community.
- **Infrastructure and Capital Investment:** investing in electric, water, wastewater, transportation, facilities, and other public infrastructure to improve reliability, capacity, and sustainability.
 - Advancing Electric Systems - *improving the electric system to strengthen reliability, increase redundancy, and provide greater operational flexibility.*
 - Improving Water Systems - *Integrating the new wellfield into the existing water network to improve water quality, reliability, capacity, and overall system performance.*
 - Advancing Wastewater Management - *Finalizing a comprehensive master plan to guide future investments, strengthen operations, protect public health, accommodate responsible growth, and maintain environmental compliance.*
 - Improving Transportation Infrastructure - *Investing in equipment and resources that allow City staff to maintain roadways and related infrastructure more efficiently while improving productivity and service delivery.*
- **Growth and Development:** supporting effective planning, development review, and permitting so that growth is coordinated with community expectations and available infrastructure.
- **Parks, Recreation and Culture:** enhancing programs, facilities, and community spaces that provide opportunities for residents and contribute to quality of life. A significant component of this effort is the Hathcock Community Center Project, an important investment intended to expand recreational amenities, support youth and family programming, and improve service delivery. Improvements to the facility will create additional opportunities for community engagement and provide benefits for current and future generations.
- **Technology and Innovation:** modernizing systems and digital services to improve efficiency, accessibility, and customer service. Priorities include enhancing the City’s website, expanding online transactions, and providing live streaming to improve public access. Additional emphasis will be placed on maintaining and updating the City’s Geographic Information System to improve access to reliable information, support more efficient operations, and strengthen decision making across departments. Together, these investments promote transparency, improve organizational efficiency, and make it easier for residents to access information and interact with their local government.
- **Workforce Training and Development:** providing employees with the training, technology, and tools necessary to remain current with industry standards, safety requirements, and emerging technologies. Investing in our employees strengthens the organization and helps ensure that staff are prepared to meet the changing needs of the community.

Maintaining and Protecting City Assets

As the community grows, investment in new infrastructure must be balanced with our responsibility to maintain the public assets already serving our residents. Roads, utility systems, buildings, parks, vehicles, equipment, and technology all require ongoing maintenance and eventual replacement.

The City continues to improve its planning for these needs by identifying future costs and establishing priorities before repairs or replacements become urgent. Taking care of existing assets can extend their useful life and reduce the likelihood of more costly repairs or emergency expenditures later.

Planning capital needs over several years also allows the City to determine the most responsible way to fund major investments through available revenues, reserves, grants, authorized developer contributions, or financing. Considering both the initial cost of a project and what it will cost to operate and maintain over time helps preserve the City's financial capacity for future needs.

Looking Ahead

This budget is more than a financial plan for the coming year. It reflects our responsibility to prepare the City for the future.

Our community is growing, and with that growth comes both opportunity and responsibility. We must continue investing in infrastructure, maintaining the assets already entrusted to us, supporting our employees, and ensuring that essential services remain reliable. At the same time, changing economic conditions and potential changes to municipal revenues require us to remain flexible and forward thinking.

By identifying challenges early and evaluating their potential effects, we can provide the City Commission with the information needed to make thoughtful and informed decisions about the community's future.

In Closing

The FY 2026–2027 Tentative Budget is balanced, responsible, and consistent with the policy direction of the City Commission. It recognizes the opportunities associated with continued growth while acknowledging the financial uncertainties facing municipalities throughout Florida.

Our responsibility extends beyond balancing the budget for the coming fiscal year. The decisions we make today must support the services our residents depend on while preserving the City's ability to meet future needs. Through responsible stewardship, strategic investment, and preparation for changing conditions, we can continue building a strong financial foundation for the community.

I extend my appreciation to the Mayor and Commissioners for your leadership, guidance, and commitment to the City. I also thank our employees for their dedication and the considerable work involved in developing a budget that reflects careful management of public resources and continued investment in our community.

Together, we will continue positioning the City for a strong and sustainable future while preserving the services, infrastructure, and quality of life that make our community an exceptional place to live, work, and invest.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Rodolfo Valladares', is written over a large, stylized blue circular mark.

Rodolfo Valladares
City Manager



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SECTION 2

BUDGET

SUMMARY

INTRODUCTION TO CITY BUDGETING

Defining a City Budget

A city budget is a plan for using City government's financial resources. The budget estimates proposed spending for a given period and estimates the proposed means of paying for them. Two components of a budget are the revenues (sources) and the expenditures (uses).

Defining Revenue

Revenues are the financial resources. The City of Alachua has a large variety of revenue sources including property taxes, licenses and permits, charges for services, fines, and grants.

Defining Expenditure

Expenditures are the usage of financial resources. There are four basic types of expenditures: personal services, operating, capital and debt. Personal services include all salary and salary related expenditures. Operating expenditures include the day-to-day expenses such as supplies, utilities, and small equipment purchases. Capital expenditures include vehicles, heavy equipment, construction of roads, parks, buildings and the purchase of land. Debt is the expense related to principal and interest on long-term bonds and notes issued by the City.

Defining Fund Balance

Fund balances are funds carried over from the previous fiscal year. The City has a variety of uses for fund balance including reserve for future capital projects, for emergencies and catastrophes, for certain bond issues, and for other contingencies and expenditures.

Defining Fund Accounting

Government budgeting divides the budget into categories called funds. Fund accounting and budgeting allows a government to budget and account for revenues restricted by law or policy. Some restrictions are imposed by national accounting standards, the federal and state governments, and by the City Commission. As a result, the City develops a budget with categories to reflect the imposed restrictions. This is done by using a variety of funds. Funds allow the City to segregate the restricted revenues and the related expenditures.

The City budget has various funds that account for restricted revenues and expenditures. Each fund must balance - revenues (sources) must equal expenditures (uses) - and each fund must be separately monitored. The City budget, adopted each year by the Commission, is the total of all funds.

THE BUDGET PROCESS

The process of compiling the City of Alachua annual budget is practically a year-round activity. The basis for the process is statutory deadlines established by the State of Florida. The Finance and Administrative Services Department establishes the remainder of the process to ensure necessary information is collected, priorities are determined and recommendations can be made by the City Manager to the Commission. The City Manager is the official budget officer for the City of Alachua. The Commission establishes tax rates and adopts the annual budget.

The budget process began with a review and consideration of comments from the prior year budget process. This led to the budget “kick-off” meeting in April 2026 with the department directors. Parameters for the budget process were provided and written budget instructions were distributed. Departments were instructed to prepare budgets using a “continuation” funding level. “Continuation” level funding is the level of funding needed to provide the same level of service in the next fiscal year as was provided in the current fiscal year.

Following the City Commission Strategic Initiatives retreat in May, the City Manager formally presented the proposed budgets during budget workshops held during the months of July and August 2026. The workshops held in July and August provided an initial opportunity to enable the Commission and the public to review, comment and make changes to the budget prior to the formal adoption process that takes place through the month of September 2026. This includes public hearings with the City Commission to discuss the operating budget and the capital improvement program budget.

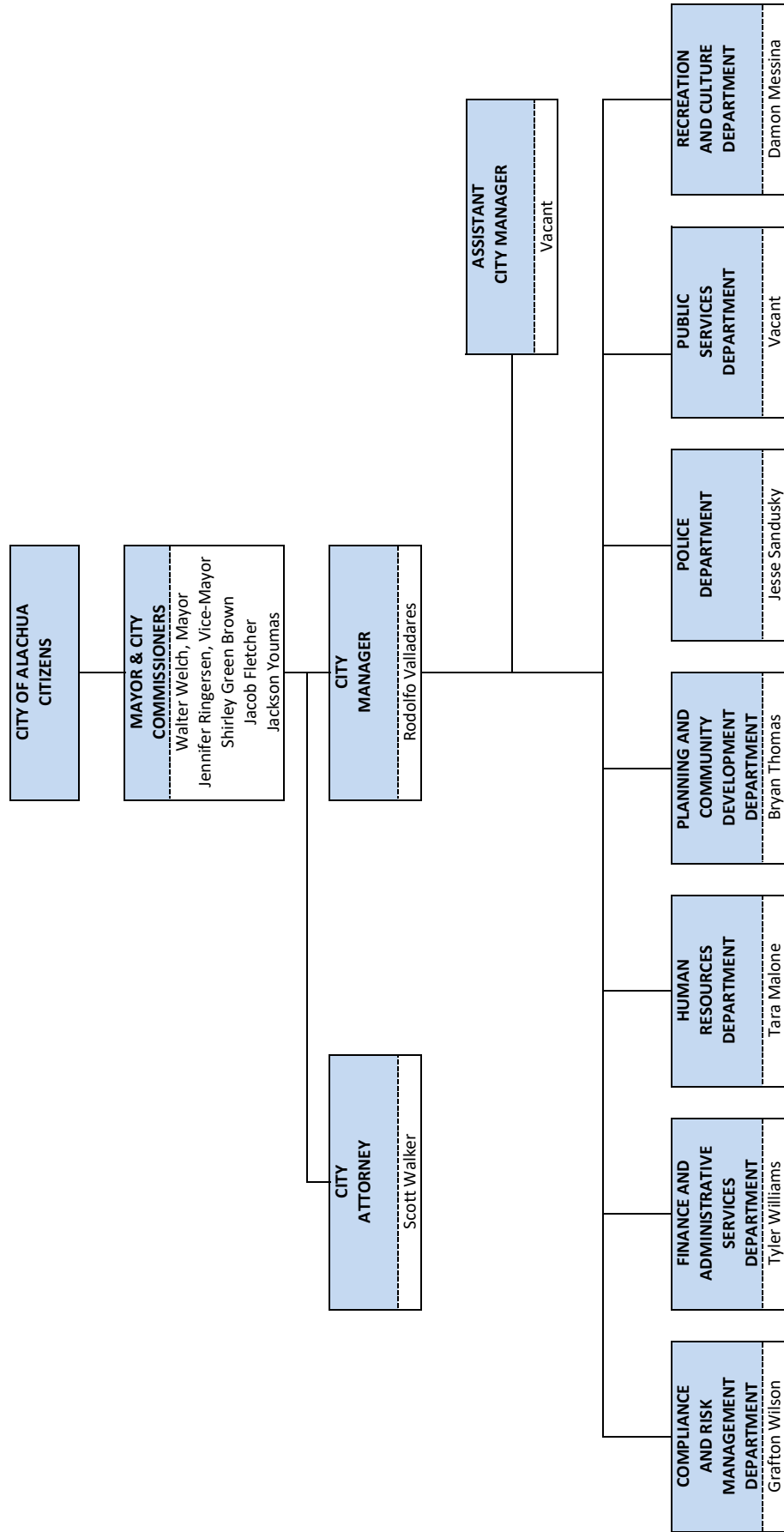
The proposed millage rate for FY 2026-2027 was established on July 28, 2026. The tentative millage rate was used by the Property Appraiser to prepare Truth-in-Millage or “TRIM” notices distributed in mid-August. TRIM notices advise County taxpayers of how tax rates proposed by all local taxing authorities, combines with current information on assessed value of real property, will affect the taxes on each taxed parcel of land. The TRIM notice also serves as the official notification of the time and place of the first public hearing for adoption of tentative millage rates and budget by each taxing authority.

State law requires two public budget hearings. The first public budget hearing will be held on September 14, 2026. After hearing public testimony, the City Commission will adopt the tentative millage rate and the FY 2026-2027 Tentative Budget. The second public hearing will be held on September 28, 2026. The hearing will be advertised by a published notice along with a published millage rate and a breakdown of the FY 2026-2027 Final Budget. Like the first public hearing, the City Commission will hear public testimony prior to adopting the final millage rate and the FY 2026-2027 Final Budget.

BUDGET PROCESS HIGHLIGHTS

Preparation	April 15	Budget Kickoff meeting held.
	May 12	Strategic Initiative Planning Retreat with City Commission and the public.
Review	May-July	Submitted budgets are reviewed by the Finance and Administrative Services Department, City Manager with Department Directors to develop the proposed budget.
	June 4	Budgetary submissions deadline for Departments.
	June 8	Preliminary property tax roll information received from Property Appraiser's Office.
	July 1	Official preliminary taxable values are provided by Property Appraiser's Office.
Adoption	July-Aug	Workshops are held with the City Commission on the Operating and Capital Improvement Budgets, the tentative millage rate is set and budget issues are discussed.
	August 10 and 24	City Manager presents proposed budgets to the City Commission.
	September 14	First Public Hearing to Adopt the Tentative Millage Rate for the 2026 Tax Roll Year and the FY 2026-2027 Tentative Budget (required by State law).
	September 28	Second Public Hearing to Adopt Final Millage Rate for the 2026 Tax Roll Year and the FY 2026-2027 Final Budget (required by State law).

CITY OF ALACHUA GOVERNMENT





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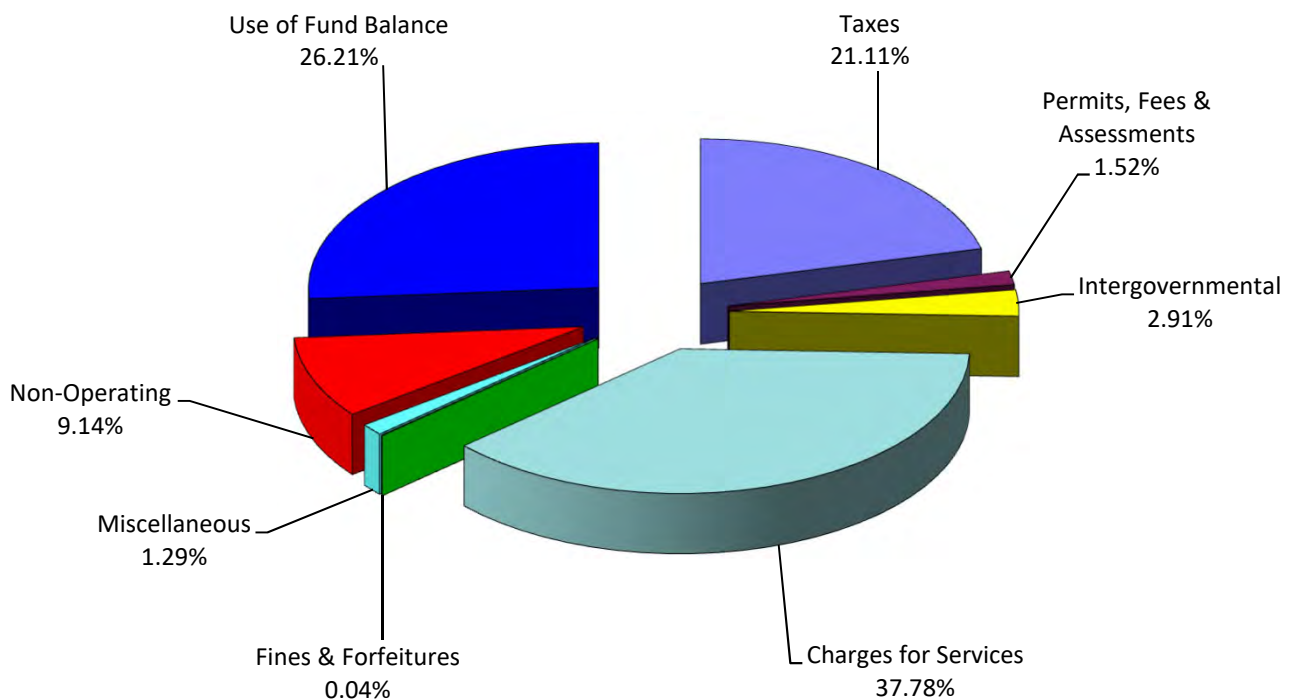
BUDGET SOURCES AND USES

Sources	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
Use of Fund Balance	\$0	\$0	\$18,964,165	\$17,151,031
Revenue:				
Ad Valorem Taxes	7,028,965	7,770,157	8,779,646	9,890,230
Other Taxes	3,918,408	4,060,362	3,824,956	3,922,680
Permits, Fees & Assessments	1,071,741	979,406	964,800	996,800
Intergovernmental Revenue	4,951,680	5,406,845	3,555,183	1,906,653
Charges for Services	27,131,875	26,928,249	24,326,732	24,725,371
Fines and Forfeitures	78,054	70,840	54,200	29,200
Miscellaneous Revenue	1,208,622	1,791,166	841,570	843,820
Total Revenue	45,389,345	47,007,025	42,347,087	42,314,754
Transfers-In	3,073,523	3,123,674	6,751,063	6,962,920
Other Non-Revenues	338,771	1,000,000	0	0
Less Undercollection	0	0	(983,375)	(983,375)
	3,412,294	4,123,674	5,767,688	5,979,545
TOTAL SOURCES	\$48,801,639	\$51,130,699	\$67,078,940	\$65,445,330

USES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
Operating Budget				
Personnel Services	\$14,036,791	\$14,855,471	\$17,598,376	\$18,802,487
Operating Expenses	20,364,451	20,969,906	19,521,424	19,868,550
Capital Outlay	2,766,326	4,134,773	19,991,143	16,306,169
Total Operating Budget	37,167,568	39,960,150	57,110,943	54,977,206
Grants & Aids	56,307	279,366	154,000	154,000
Debt Service	1,188,166	1,362,674	1,870,934	1,866,204
Transfers to Other Funds	3,073,523	3,123,674	6,751,063	6,962,920
Other Uses	(101,193)	41,064	0	0
Contingency	0	0	1,192,000	1,485,000
TOTAL USES	\$41,384,371	\$44,766,928	\$67,078,940	\$ 65,445,330

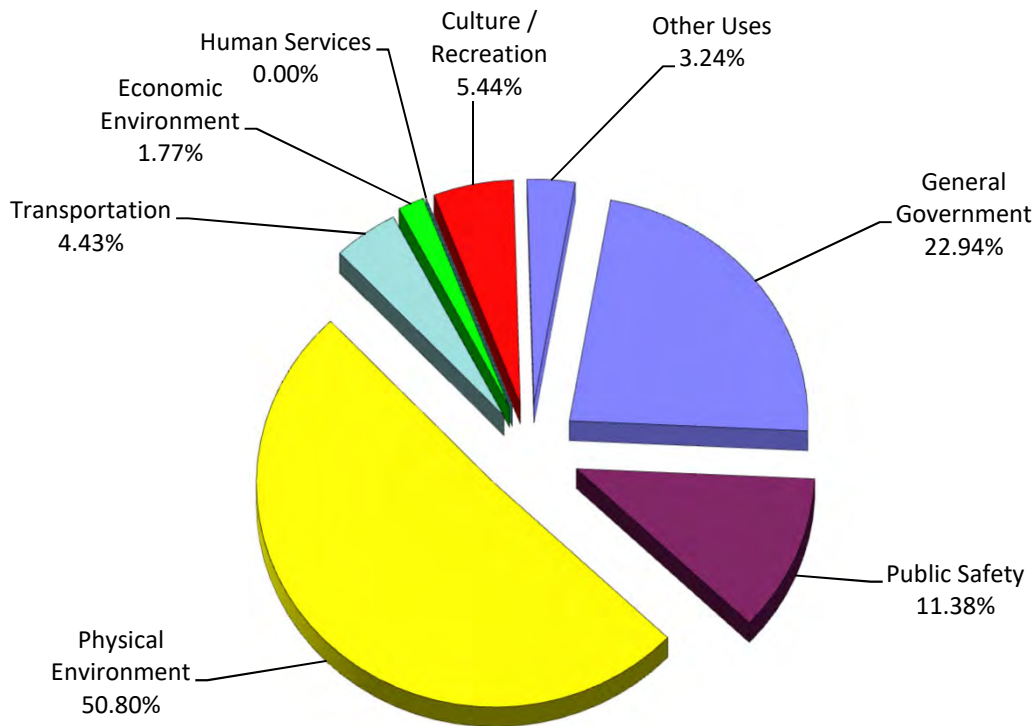
FY 2026-2027 BUDGET REVENUES BY SOURCE

Taxes	\$ 13,812,910
Permits, Fees & Assessments	996,800
Intergovernmental	1,906,653
Charges for Services	24,725,371
Fines & Forfeitures	29,200
Miscellaneous	843,820
Non-Operating	5,979,545
Use of Fund Balance	<u>17,151,031</u>
TOTAL	<u>\$ 65,445,330</u>



FY 2026-2027 BUDGET USES BY FUNCTION

General Government	\$ 15,014,857
Public Safety	7,447,792
Physical Environment	33,247,233
Transportation	2,896,143
Economic Environment	1,161,593
Human Services	-
Culture/Recreation	3,559,054
Other Uses	2,118,658
TOTAL	<u>\$ 65,445,330</u>



FY 2026-2027 BUDGET BY FUNCTION - ALL FUNDS

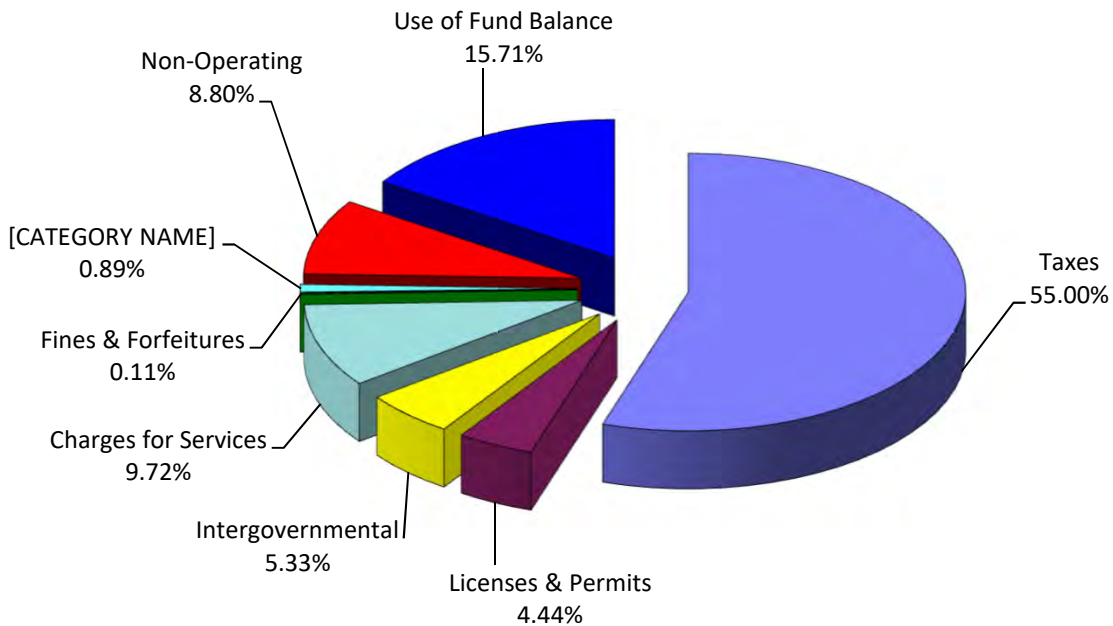
	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
General Government				
Legislative	\$ 145,794	\$ 160,871	\$ 175,679	\$ 193,821
Executive	1,023,832	1,083,525	1,209,878	1,282,539
Financial & Administrative	2,905,260	3,228,074	3,898,044	4,081,481
Legal Counsel	237,250	365,431	258,985	198,000
Comprehensive Planning	1,163,960	1,088,833	1,707,347	1,935,417
Debt Service Payments	924,292	913,753	1,072,438	1,080,688
Other General Government	2,003,791	2,591,463	6,398,372	6,242,911
Subtotal	8,404,179	9,431,950	14,720,743	15,014,857
Public Safety				
Law Enforcement	5,391,024	6,944,488	6,240,383	6,719,282
Fire Services	0	0	0	0
Protective Inspections	413,047	356,047	743,865	728,510
Other Public Safety	0	0	0	0
Subtotal	5,804,071	7,300,535	6,984,248	7,447,792
Physical Environment				
Electric Utility Services	11,652,359	12,326,751	17,902,411	17,043,484
Water Utility Services	2,217,319	1,829,098	3,120,199	1,430,226
Garbage/Solid Waste Services	1,100,028	1,333,407	1,280,304	1,481,400
Sewer/Wastewater Services	3,408,168	3,423,791	5,187,144	5,669,412
Water Distribution/Collection Services	694,678	727,876	1,132,251	1,180,999
Flood Control/Stormwater Management	13,371	13,261	21,326	22,826
Mosquito Control	76,805	72,683	154,577	109,624
Subtotal	19,162,728	19,726,867	28,798,212	26,937,971
Transportation				
Transit Systems	0	0	0	0
Streets & Roads Facilities	2,035,677	2,380,545	4,183,163	2,896,143
Subtotal	2,035,677	2,380,545	4,183,163	2,896,143
Economic Environment				
Housing & Urban Development	0	0	0	0
Industry Development	16,075	42,671	54,000	54,000
Other Economic Environment	432,169	815,072	1,156,771	1,087,593
Subtotal	448,244	857,743	1,210,771	1,141,593
Human Services				
Health	0	0	0	0
Welfare	0	0	0	0
Other Human Services	65,222	0	0	0
Subtotal	65,222	0	0	0
Culture/Recreation				
Recreation and Culture	2,510,800	1,922,261	3,238,740	3,559,054
Subtotal	2,510,800	1,922,261	3,238,740	3,559,054

FY 2026-2027 BUDGET BY FUNCTION - ALL FUNDS

	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
Courts				
Court-Related Services	0	0	0	0
Subtotal	0	0	0	0
Other Uses				
Interfund Transfers	3,073,523	3,123,674	6,751,063	6,962,920
Other Uses	(120,073)	23,353	0	0
Contingency	0	0	1,192,000	1,485,000
Subtotal	2,953,450	3,147,027	7,943,063	8,447,920
Grand Total	\$ 41,384,371	\$ 44,766,928	\$ 67,078,940	\$ 65,445,330

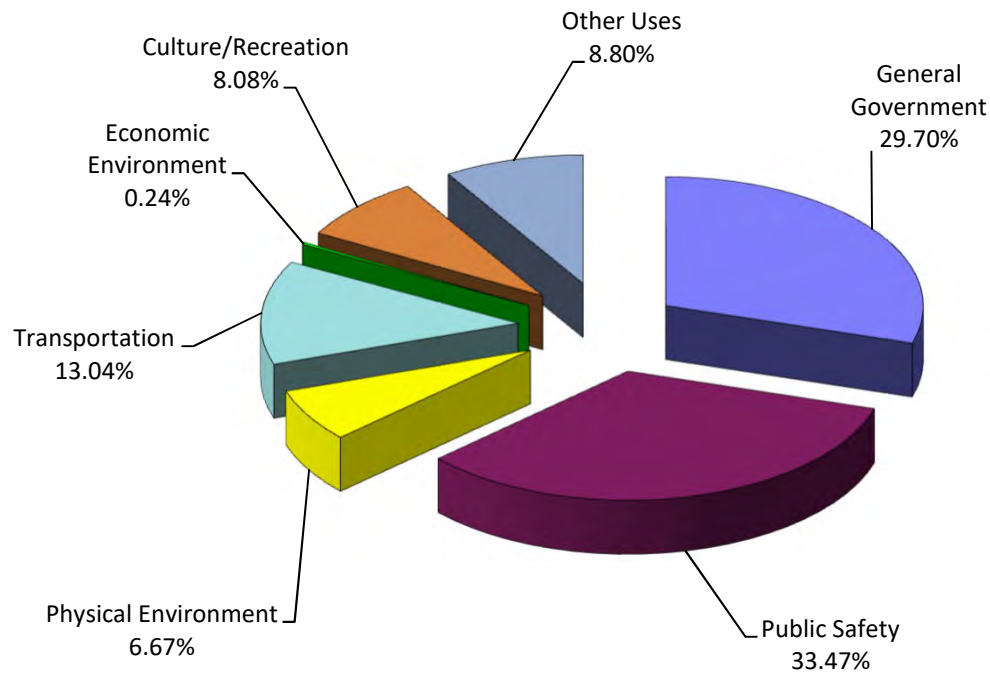
FY 2026-2027 BUDGET REVENUES BY SOURCE - GENERAL FUND

Taxes	\$ 12,215,230
Licenses & Permits	987,000
Intergovernmental	1,183,210
Charges for Services	2,158,480
Fines & Forfeitures	25,000
Miscellaneous	199,000
Non-Operating	1,954,471
Use of Fund Balance	3,488,509
TOTAL	<u>\$ 22,210,900</u>



FY 2026-2027 BUDGET USES BY FUNCTION - GENERAL FUND

General Government	\$ 6,596,279
Public Safety	7,434,792
Physical Environment	1,481,400
Transportation	2,896,143
Economic Environment	54,000
Culture/Recreation	1,794,099
Other Uses	1,954,187
TOTAL	<u><u>\$ 22,210,900</u></u>



BUDGET BY FUNCTION - GENERAL FUND

	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
General Government				
Legislative	\$ 145,794	\$ 160,871	\$ 175,679	\$ 193,821
Executive	1,023,832	1,083,525	1,209,878	1,282,539
Financial & Administrative	1,093,568	1,137,417	1,402,139	1,374,667
Legal Counsel	237,250	365,431	258,985	198,000
Comprehensive Planning	1,159,385	1,055,792	1,345,326	1,368,284
Other General Government	1,526,591	1,933,026	2,561,969	2,178,968
Subtotal	5,186,420	5,736,062	6,953,976	6,596,279
Public Safety				
Law Enforcement	5,378,208	6,936,996	6,227,383	6,706,282
Protective Inspections	413,047	356,047	743,865	728,510
Fire Rescue Services	0	0	0	0
Subtotal	5,791,255	7,293,043	6,971,248	7,434,792
Physical Environment				
Garbage/Solid Waste Control Services	1,100,028	1,333,407	1,280,304	1,481,400
Subtotal	1,100,028	1,333,407	1,280,304	1,481,400
Transportation				
Streets & Roads Facilities	1,170,115	2,370,545	2,693,163	2,896,143
Subtotal	1,170,115	2,370,545	2,693,163	2,896,143
Economic Environment				
Employment Opportunity	0	0	0	0
Industry Development	3,875	22,500	54,000	54,000
Other Economic Development	0	0	0	0
Subtotal	3,875	22,500	54,000	54,000
Human Services				
Health	0	0	0	0
Other Human Services	0	0	0	0
Subtotal	0	0	0	0
Culture/Recreation				
Recreation and Culture	1,317,877	1,400,674	1,563,737	1,794,099
Subtotal	1,317,877	1,400,674	1,563,737	1,794,099
Courts				
Court-Related Services	0	0	0	0
Subtotal	0	0	0	0
Other Uses				
Interfund Transfers	1,071,843	1,087,587	1,129,458	1,154,187
Contingency	0	0	500,000	800,000
Other Non-Operating	0	0	0	0
Contribution to Fund Balance	0	0	0	0
Subtotal	1,071,843	1,087,587	1,629,458	1,954,187
Grand Total	\$ 15,641,413	\$ 19,243,818	\$ 21,145,886	\$ 22,210,900

FULL-TIME EQUIVALENT (FTE) POSITIONS SUMMARY

Department Name	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
City Commission	5.00	5.00	5.00	5.00
City Manager (8) (21)	7.00	6.00	8.00	8.00
Human Resources (16)	3.00	5.00	4.00	4.00
Finance & Administrative Svcs. (1) (4) (15) (19)	30.00	30.00	32.00	32.00
Planning & Community Development (9) (20)	10.00	7.00	11.00	11.00
Compliance & Risk Management (2)	4.00	4.00	4.00	4.00
Recreation & Culture (3) (4) (17) (22)	10.00	10.00	11.00	11.50
Alachua Police-APD (10)	41.50	43.50	43.50	43.50
Public Services (5) (6) (7) (9) (11) (12) (13) (18) (23)	53.00	62.00	59.00	60.00
Personnel Totals	163.50	172.50	177.50	179.00

- (1) Finance & Administrative Services added a new Facilities Maintenance Technician position (1.0 FTE) for FY 24.
- (2) Compliance & Risk Management added an Assistant Director position (1.0 FTE) for FY 24.
- (3) Recreation & Culture added two part-time Recreation Assistant positions (1.0 FTE) for FY 24.
- (4) Recreation & Culture maintenance positions reassigned to Finance & Administrative Services (3.0 FTE) for FY 24.
- (5) Public Services added a Project Manager position (1.0 FTE) for FY 24.
- (6) Public Services added a Water Plant Operator position (1.0 FTE) for FY 24.
- (7) Public Services added a Wastewater Treatment Apprentice position (1.0 FTE) for FY 24.
- (8) City Manager added an Executive Assistance (1.0 FTE) for FY 25.
- (9) Building Division moved from Planning & Community Development to Public Services (3.0 FTE) for FY 25.
- (10) APD added two Police Officer positions (2.0 FTE) for FY 25.
- (11) Public Services added an additional Building Inspector (1.0 FTE) for FY 25.
- (12) Public Services added a Foreman, two Linemen and a System Planner (4.0 FTE) to its Electric Division for FY 25.
- (13) Public Services added an Instrumentation and Control Technician (1.0 FTE) to Wastewater Division for FY25.
- (14) Deputy City Clerk positions reassigned to Human Resources (2.0 FTE) for FY 25.
- (15) Finance & Administrative Services added a new Accountant position (1.0 FTE) for FY 26.
- (16) Human Resources added a new Human Resources Generalist position (1.0 FTE) for FY 26.
- (17) Recreation & Culture added a new Recreation Assistant position (1.0 FTE) for FY 26.
- (18) Public Services added a new Industrial Waste Pretreatment Coordinator (1.0 FTE) for FY 26.
- (19) Finance & Administrative Services added a new Meter Technician position (1.0 FTE) for FY 26.
- (20) Building Division moved from Public Services to Planning & Community Development (4.0 FTE) for FY 26.
- (21) Deputy City Clerk positions reassigned to City Manager (2.0 FTE) for FY 26.
- (22) Recreation & Culture increased one part-time Recreation Assistant position to full-time (0.5 FTE) for FY 27.
- (23) Public Services added a GIS Specialist position (1.0 FTE) for FY 27.

NOTE: Schedule includes part-time employees equivalent to 0.5 FTE each.

ESTIMATION OF THE CITY’S ENDING FUND BALANCE

The City’s estimation of ending fund balance, for budgetary purposes as of FY 27, represents the useable, unrestricted cash balance position on September 30, 2027. This modified measurement is utilized to ensure that the City maintains an annual unappropriated balance at a level sufficient to maintain adequate cash flow and to eliminate the need for short-term borrowing, separate from the reserve for contingency. The total unappropriated balance for the City is approximately \$9.2 million.

A factor that should be reviewed when estimating the City’s position on September 30, 2027, is to project how much of the funds appropriated in the adopted budget will actually be spent, based on past experience and current trends. Any remaining (unspent) funds or excess revenues result in an ending fund balance. Excess revenues may result from a statutory requirement that governments appropriate 95% of certain revenues, which tends to understate collections from certain revenues.

Another factor to consider is to review the budgeted reserves and project what portion of reserves will not be appropriated during the fiscal year. Both factors should be included with the budgeted estimated ending fund balance at September 30, 2027.

Budgeted fund balances presented herein are not a reflection of equity or of the City’s overall net position.

The following table presents a conservative fund-by-fund summary of budgeted ending fund balances.

FY 27 TENTATIVE BUDGET FUND BALANCE SUMMARY

Fund Title	Estimated Beginning Fund Balance	Revenues/ Sources	Expenditures/ Uses	Estimated Ending Fund Balance
General Fund	\$ 7,974,581	\$ 18,722,391	\$ 22,210,900	\$ 4,486,072
Subtotal General Fund	7,974,581	18,722,391	22,210,900	4,486,072
Special Revenue Funds				
Additional Court Costs	5,290	4,250	6,000	3,540
Tree Bank Fund	564,133	3,000	567,133	0
Explorer Post 537 Fund	9,115	0	7,000	2,115
TK Basin Special Assessment Fund	11,732	10,050	18,500	3,282
Infrastructure Surtax Fund	2,296,540	1,142,173	3,438,713	0
Wild Spaces Public Places Fund	957,769	803,840	1,761,609	0
Donation Fund	3,326	20	3,346	0
Community Redevelopment Agency (CRA) Fund	632,019	733,245	1,132,064	233,200
Subtotal Special Revenue Funds	4,479,924	2,696,578	6,934,365	242,137
Debt Service Funds				
Debt Service Fund	750,052	816,052	799,969	766,135
Subtotal Debt Service Funds	750,052	816,052	799,969	766,135
Capital Projects Funds				
Heritage Oaks Fund	4,326	0	4,326	0
Subtotal Capital Projects Funds	4,326	0	4,326	0
Enterprise Funds				
Electric Utility Fund	6,262,357	15,224,391	20,812,147	674,601
Water Utility Fund	905,063	2,900,000	2,895,825	909,238
Wastewater Utility Fund	4,515,559	4,065,000	6,669,412	1,911,147
Mosquito Control Fund	248,011	65,625	184,624	129,012
Subtotal Enterprise Funds	11,930,990	22,255,016	30,562,008	3,623,998
Internal Service Funds				
Utility Administration & Operations Fund	1,254,760	3,804,262	4,933,762	125,260
Subtotal Internal Service Funds	1,254,760	3,804,262	4,933,762	125,260
Trust & Agency Funds	0	0	0	0
Subtotal Trust & Agency Funds	0	0	0	0
Total	\$ 26,394,633	\$ 48,294,299	\$ 65,445,330	\$ 9,243,602

INTERFUND TRANSFER OVERVIEW

A transfer in or transfer out is the transfer of revenue from one governmental unit to another or from one fund to another as a means of financing the recipient unit or fund.

General Fund transfers are normally made to satisfy the general long-term debt obligations paid from the Debt Service Fund and to provide the required Tax Increment Financing (TIF) to the Community Redevelopment Agency (CRA) Fund.

A transfer from the Electric Utility Fund to the General Fund is budgeted to provide for supporting general government activities.

Each Utility Fund provides transfers into the Internal Services Fund (ISF) for the operations of the Utility Administration, Utility Operations, Utility Billing, Water Distribution & Collection, Warehouse Operation, Information Technology and Safety divisions. Also included in the transfer to the ISF, are funds from the Electric and Water Utility Funds to provide for the payment of the Internal Services Fund portion of the Series 2016 debt payment.

Lastly, a transfer from the Community Redevelopment Agency Fund to the General Fund is budgeted to provide for supporting general government activities.

SUMMARY OF INTERFUND TRANSFERS FISCAL YEAR 2026-2027

TRANSFERS OUT		AMOUNT	TRANSFERS IN		AMOUNT
001	GENERAL FUND	\$ 1,154,187	070	DEBT SERVICE FUND	\$ 816,052
			310	CRA FUND	338,135
010	ELECTRIC UTILITY FUND	3,468,663	001	GENERAL FUND	2,000,000
			700	INTERNAL SERVICE FUND	1,468,663
020	WATER UTILITY FUND	1,365,599	700	INTERNAL SERVICE FUND	1,365,599
030	WASTEWATER UTILITY FUND	900,000	700	INTERNAL SERVICE FUND	900,000
042	MOSQUITO CONTROL FUND	50,000	700	INTERNAL SERVICE FUND	50,000
310	CHILDREN'S TRUST GRANT FUND	24,471	001	GENERAL FUND	24,471
TOTAL TRANSFERS		\$ <u>6,962,920</u>			\$ <u>6,962,920</u>



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City of
ALACHUA
the good life community

SECTION 3 FUND SUMMARIES

BASIS OF ACCOUNTING AND BUDGETING

Because the revenue and expenditure estimates contained in the Tentative Fiscal Year 2026-2027 Budget are based on GAAP, it is important that the reader have an overview of accounting principles as they relate to the estimates. The following is a brief review of the measurement focus and basis of accounting; the two principles which most directly affect those estimates.

Basis of accounting refers to the timing by which revenues and expenditures are recognized in the accounts and reported on the financial statements.

All Governmental Funds are accounted for using what is called the modified accrual basis of accounting. Under the modified accrual basis, revenues are recognized when they become measurable and available as net current assets. Primary revenues, including taxes, intergovernmental revenues, charges for services, rents, and interest are treated as susceptible to accrual under the modified accrual basis. Other revenue sources are not considered measurable and available, and are not treated as susceptible to accrual. Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred. Exceptions to this general rule include: (1) principal and interest on general long-term debt, which is recognized when due; (2) accumulated unpaid vacation and sick pay amounts, which are not accrued; and (3) certain inventories of supplies, which are considered expenditures when purchased.

The Proprietary Funds are accounted for using the accrual basis of accounting. Under this method, revenues are recognized when they are earned and expenses are recognized when the related liability is incurred.

FUND ACCOUNTING

All Fund Types:

FY 27--\$65,445,330

THE FUND STRUCTURE AND GOVERNMENTAL ACCOUNTING AND BUDGETING

The City of Alachua developed the revenue and expenditure estimates contained in the Tentative Fiscal Year 2026-2027 Budget in a manner that follows Generally Accepted Accounting Principles (GAAP). The Budget is organized on the basis of funds, each of which is considered a separate budgetary and accounting entity. Government resources are allocated to, and accounted for, in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The purposes of the Commission's various funds and account group are as follows:

GOVERNMENTAL FUNDS

General Fund:

FY 27--\$22,210,900

The General Fund is the general operating fund for the Commission. It is used to account for all financial resources, except for those required to be accounted for separately. These resources provide funding for programs such as General Government Administration, Recreation Services, Law Enforcement, Public Works and Planning Services to all residents of the City of Alachua.

Debt Service Funds:

FY 27--\$799,969

Debt Service Funds are used to account for the accumulation of resources for, and the payment of general long-term debt, interest, and other related debt services charges.

Special Revenue Funds:

FY 27--\$6,934,365

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are designated for specified purposes or are restricted in use. Special Revenue Funds include Grant Funds.

Capital Project Funds:

FY 27--\$4,326

Capital Project Funds are used to account for financial resources to be used for the acquisition, construction, or improvement of major capital facilities (other than those financed by the Proprietary Funds and Special Assessment Funds).

PROPRIETARY FUNDS

Enterprise Funds:

FY 27--\$30,562,008

Enterprise Funds are used to account for operations that are financed and operated in a manner similar to private business enterprises in which the intent of the governing body is that all costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges.

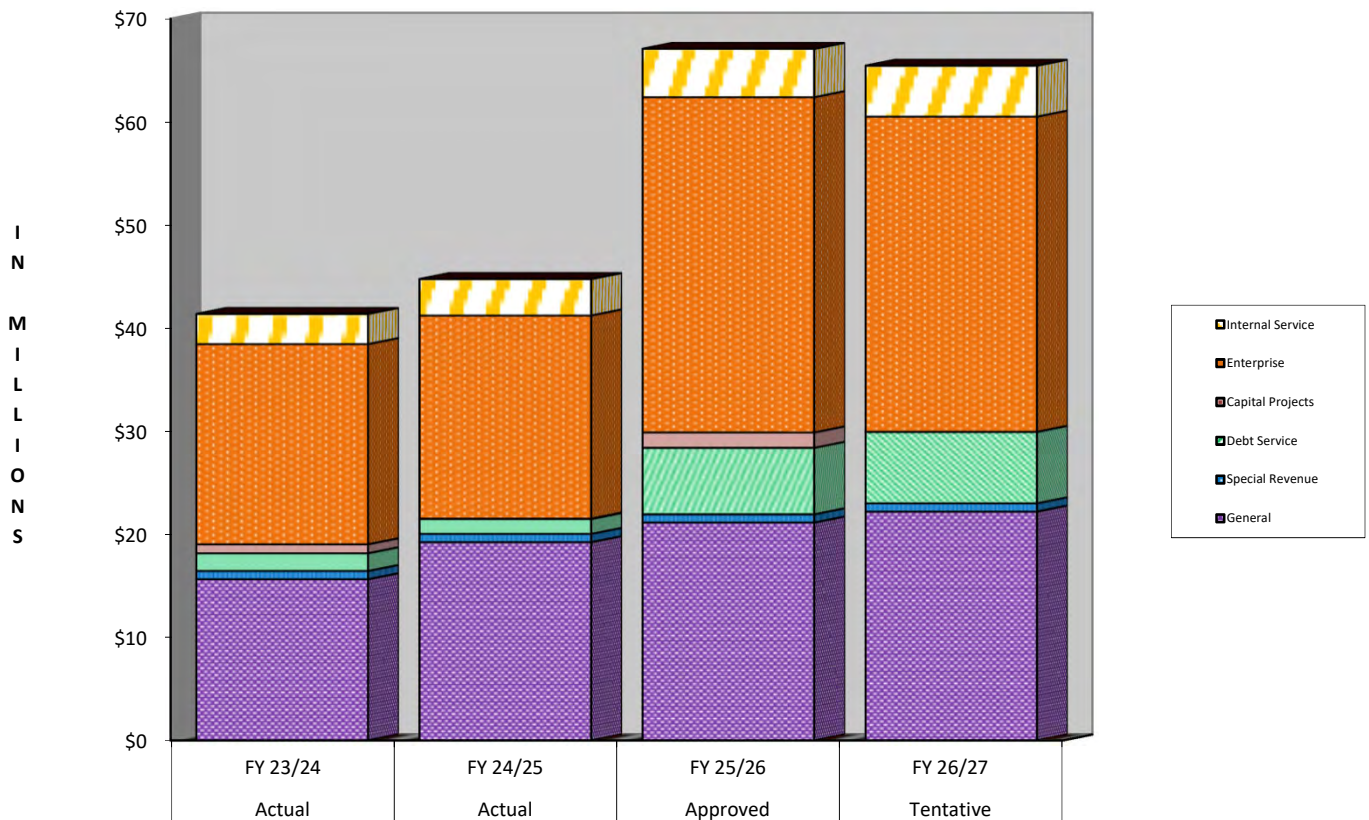
Internal Service Funds:

FY 27--\$4,933,762

Internal Service Funds are used to account for the provision of goods or services by Utility Administration, Utility Operations, Utility Billing, Warehouse Operations, and Postage Services to other departments on a cost reimbursement basis.

BUDGET BY FUND TYPE

	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
General	\$ 15,641,413	\$ 19,243,818	\$ 21,145,886	\$ 22,210,900
Debt Service	800,135	797,481	793,864	799,969
Special Revenue	1,723,096	1,446,699	6,456,544	6,934,365
Capital Projects	867,242	46,087	1,494,326	4,326
Enterprise	19,434,309	19,703,241	32,503,309	30,562,008
Internal Service	2,918,176	3,529,602	4,685,011	4,933,762
Trust & Agency	-	-	-	-
Total	\$41,384,371	\$44,766,928	\$67,078,940	\$65,445,330



GENERAL FUND (001)

REVENUE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING REVENUE:				
TAXES	\$ 9,371,179	\$ 10,218,983	\$ 11,091,646	\$ 12,215,230
PERMITS, FEES & ASSESSMENTS	1,061,579	969,326	955,000	987,000
INTERGOVERNMENTAL REVENUE	1,232,317	1,522,838	1,323,800	1,183,210
CHARGES FOR SERVICES	1,898,066	1,889,114	1,905,770	2,158,480
FINES AND FORFEITURES	73,247	66,464	50,000	25,000
MISCELLANEOUS REVENUE	286,696	301,026	199,200	199,000
TOTAL OPERATING	13,923,084	14,967,751	15,525,416	16,767,920
NON-OPERATING REVENUE:				
OPERATING TRANSFERS IN	2,001,680	2,036,087	2,007,627	2,024,471
USE OF FUND BALANCE	0	0	3,682,843	3,488,509
OTHER NON-REVENUES	0	1,000,000	(70,000)	(70,000)
TOTAL NON-OPERATING	2,001,680	3,036,087	5,620,470	5,442,980
TOTAL REVENUE	\$ 15,924,764	\$ 18,003,838	\$ 21,145,886	\$ 22,210,900

EXPENDITURE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 9,547,648	\$ 9,495,854	\$ 11,235,153	\$ 11,987,738
OPERATING EXPENSES	4,225,440	4,992,028	5,501,005	5,670,713
CAPITAL OUTLAY	758,887	3,214,592	2,696,270	2,514,262
DEBT SERVICE	0	200,000	0	0
GRANTS AND AIDS	35,875	252,500	84,000	84,000
TOTAL OPERATING	14,567,850	18,154,974	19,516,428	20,256,713
NON-OPERATING:				
OPERATING TRANSFERS OUT	1,071,843	1,087,587	1,129,458	1,154,187
RESERVE FOR CONTINGENCY	0	0	500,000	800,000
NON-OPERATING	1,720	1,257	0	0
CONTRIBUTION TO FUND BALANCE	0	0	0	0
TOTAL NON-OPERATING	1,073,563	1,088,844	1,629,458	1,954,187
TOTAL EXPENDITURES	\$ 15,641,413	\$ 19,243,818	\$ 21,145,886	\$ 22,210,900

ELECTRIC UTILITY FUND (010)

REVENUE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	92,739	0	0
CHARGES FOR SERVICES	13,518,666	15,043,168	15,395,962	15,396,891
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	675,393	1,155,233	476,000	477,500
TOTAL OPERATING	14,194,059	16,291,140	15,871,962	15,874,391
NON-OPERATING REVENUE:				
USE OF FUND BALANCE	0	0	6,399,662	5,587,756
OTHER NON-REVENUES	103,845	0	(650,000)	(650,000)
TOTAL NON-OPERATING	103,845	0	5,749,662	4,937,756
TOTAL REVENUE	\$ 14,297,904	\$ 16,291,140	\$ 21,621,624	\$ 20,812,147

EXPENDITURE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 1,384,749	\$ 1,657,667	\$ 2,024,032	\$ 2,150,467
OPERATING EXPENSES	10,255,703	10,658,795	9,935,432	9,801,417
CAPITAL OUTLAY	0	0	5,942,947	5,091,600
DEBT SERVICE	0	0	0	0
GRANTS AND AIDS	12,200	20,171	0	0
TOTAL OPERATING	11,652,652	12,336,633	17,902,411	17,043,484
NON-OPERATING:				
OPERATING TRANSFERS OUT	2,000,000	2,000,000	3,419,213	3,468,663
OTHER NON-OPERATING	30,653	31,447	0	0
RESERVES	0	0	300,000	300,000
TOTAL NON-OPERATING	2,030,653	2,031,447	3,719,213	3,768,663
TOTAL EXPENDITURES	\$ 13,683,305	\$ 14,368,080	\$ 21,621,624	\$ 20,812,147

WATER UTILITY FUND (020)

REVENUE	Actual FY23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	1,868,911	2,981,752	0	0
CHARGES FOR SERVICES	3,148,030	3,270,863	2,875,000	2,985,000
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	75,372	74,016	25,000	35,000
TOTAL OPERATING	5,092,313	6,326,631	2,900,000	3,020,000
NON-OPERATING REVENUE:				
OPERATING TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	1,735,364	(4,175)
OTHER NON-REVENUES	131,489	0	(120,000)	(120,000)
TOTAL NON-OPERATING	131,489	0	1,615,364	(124,175)
TOTAL REVENUE	\$ 5,223,802	\$ 6,326,631	\$ 4,515,364	\$ 2,895,825

EXPENDITURE	Actual FY23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 216,913	\$ 288,438	\$ 353,616	\$ 369,586
OPERATING EXPENSES	1,944,037	1,487,135	649,350	801,554
CAPITAL OUTLAY	0	0	1,946,657	95,000
DEBT SERVICE	53,854	50,038	170,576	164,086
TOTAL OPERATING	2,214,804	1,825,611	3,120,199	1,430,226
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	1,295,165	1,365,599
OTHER NON-OPERATING	(1,454)	19,055	0	0
RESERVES	0	0	100,000	100,000
TOTAL NON-OPERATING	(1,454)	19,055	1,395,165	1,465,599
TOTAL EXPENDITURES	\$ 2,213,350	\$ 1,844,666	\$ 4,515,364	\$ 2,895,825

WASTEWATER UTILITY FUND (030)

REVENUE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	737,475	41,193	0	0
CHARGES FOR SERVICES	4,324,686	4,306,073	4,085,000	4,120,000
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	70,618	80,549	75,000	85,000
TOTAL OPERATING	5,132,779	4,427,815	4,160,000	4,205,000
NON-OPERATING REVENUE:				
USE OF FUND BALANCE	0	0	2,118,744	2,604,412
OTHER NON-REVENUES	103,437	0	(140,000)	(140,000)
TOTAL NON-OPERATING	103,437	0	1,978,744	2,464,412
TOTAL REVENUE	\$ 5,236,216	\$ 4,427,815	\$ 6,138,744	\$ 6,669,412

EXPENDITURE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 593,289	\$ 789,378	\$ 835,892	\$ 856,755
OPERATING EXPENSES	2,602,276	2,432,974	1,381,679	1,471,227
CAPITAL OUTLAY	0	0	2,341,653	2,720,000
DEBT SERVICE	210,020	198,883	627,920	621,430
TOTAL OPERATING	3,405,585	3,421,235	5,187,144	5,669,412
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	851,600	900,000
OTHER NON-OPERATING	58,260	(7,509)	0	0
RESERVES	0	0	100,000	100,000
TOTAL NON-OPERATING	58,260	(7,509)	951,600	1,000,000
TOTAL EXPENDITURES	\$ 3,463,845	\$ 3,413,726	\$ 6,138,744	\$ 6,669,412

MOSQUITO CONTROL FUND (042)

REVENUE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	64,228	67,538	65,000	65,000
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	4,890	5,151	4,000	4,000
TOTAL OPERATING	69,118	72,689	69,000	69,000
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	161,952	118,999
OTHER NON-REVENUES	0	0	(3,375)	(3,375)
TOTAL NON-OPERATING	0	0	158,577	115,624
TOTAL REVENUE	\$ 69,118	\$ 72,689	\$ 227,577	\$ 184,624

EXPENDITURE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 8,148	\$ 14,271	\$ 15,819	\$ 15,762
OPERATING EXPENSES	68,501	58,288	43,758	43,862
CAPITAL OUTLAY	0	0	95,000	50,000
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	76,649	72,559	154,577	109,624
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	48,000	50,000
OTHER NON-OPERATING	(2,841)	4,208	0	0
RESERVES	0	0	25,000	25,000
TOTAL NON-OPERATING	(2,841)	4,208	73,000	75,000
TOTAL EXPENDITURES	\$ 73,808	\$ 76,767	\$ 227,577	\$ 184,624

ADDITIONAL COURT COSTS FUND (044)

REVENUE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	4,807	4,376	4,200	4,200
MISC REVENUE	145	110	100	50
TOTAL OPERATING	4,952	4,486	4,300	4,250
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	1,700	1,750
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	1,700	1,750
TOTAL REVENUE	\$ 4,952	\$ 4,486	\$ 6,000	\$ 6,000

EXPENDITURE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	12,816	7,492	6,000	6,000
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	12,816	7,492	6,000	6,000
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 12,816	\$ 7,492	\$ 6,000	\$ 6,000

TREE BANK FUND (046)

REVENUE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	155,110	40,313	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	4,805	5,323	3,000	3,000
TOTAL OPERATING	159,915	45,636	3,000	3,000
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	359,021	564,133
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	359,021	564,133
TOTAL REVENUE	\$ 159,915	\$ 45,636	\$ 362,021	\$ 567,133

EXPENDITURE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	6,595	33,041	362,021	567,133
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	6,595	33,041	362,021	567,133
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 6,595	\$ 33,041	\$ 362,021	\$ 567,133

EXPLORER POST 537 FUND (052)

REVENUE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	3,976	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	<u>3,976</u>	<u>0</u>	<u>0</u>	<u>0</u>
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	7,000	7,000
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	<u>0</u>	<u>0</u>	<u>7,000</u>	<u>7,000</u>
TOTAL REVENUE	<u>\$ 3,976</u>	<u>\$ 0</u>	<u>\$ 7,000</u>	<u>\$ 7,000</u>

EXPENDITURE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	0	0	7,000	7,000
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	<u>0</u>	<u>0</u>	<u>7,000</u>	<u>7,000</u>
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL EXPENDITURES	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 7,000</u>	<u>\$ 7,000</u>

TK BASIN STORMWATER ASSESSMENT FUND (054)

REVENUE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	9,612	9,585	9,800	9,800
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	419	331	250	250
TOTAL OPERATING	10,031	9,916	10,050	10,050
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	13,950	8,450
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	13,950	8,450
TOTAL REVENUE	\$ 10,031	\$ 9,916	\$ 24,000	\$ 18,500

EXPENDITURE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	13,371	13,261	17,000	18,500
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	13,371	13,261	17,000	18,500
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	7,000	0
TOTAL NON-OPERATING	0	0	7,000	0
TOTAL EXPENDITURES	\$ 13,371	\$ 13,261	\$ 24,000	\$ 18,500

INFRASTRUCTURE SURTAX FUND (056)

REVENUE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING REVENUE:				
TAXES	\$ 788,097	\$ 805,768	\$ 756,478	\$ 798,840
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	333,333	333,333
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	12,908	24,398	12,000	10,000
TOTAL OPERATING	801,005	830,166	1,101,811	1,142,173
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	2,096,311	2,296,540
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	2,096,311	2,296,540
TOTAL REVENUE	\$ 801,005	\$ 830,166	\$ 3,198,122	\$ 3,438,713

EXPENDITURE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	0	0	0	0
CAPITAL OUTLAY	0	56,246	3,198,122	3,438,713
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	0	56,246	3,198,122	3,438,713
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 0	\$ 56,246	\$ 3,198,122	\$ 3,438,713

WILD SPACES PUBLIC PLACES FUND (057)

REVENUE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING REVENUE:				
TAXES	\$ 788,097	\$ 805,768	\$ 756,478	\$ 798,840
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	333,333	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	7,922	3,444	3,000	5,000
TOTAL OPERATING	796,019	1,142,545	759,478	803,840
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	914,040	957,769
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	914,040	957,769
TOTAL REVENUE	\$ 796,019	\$ 1,142,545	\$ 1,673,518	\$ 1,761,609

EXPENDITURE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	71,783	52,547	51,500	75,000
CAPITAL OUTLAY	1,117,686	456,665	1,622,018	1,686,609
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	1,189,469	509,212	1,673,518	1,761,609
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 1,189,469	\$ 509,212	\$ 1,673,518	\$ 1,761,609

CHILDREN'S TRUST GRANT FUND (061)

REVENUE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	72,848	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	72,848	0	0	0
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	7,627	0
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	7,627	0
TOTAL REVENUE	\$ 72,848	\$ 0	\$ 7,627	\$ 0

EXPENDITURE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	65,222	0	0	0
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	65,222	0	0	0
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	7,627	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	7,627	0
TOTAL EXPENDITURES	\$ 65,222	\$ 0	\$ 7,627	\$ 0

DEBT SERVICE FUND (070)

REVENUE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	98	107	0	0
TOTAL OPERATING	98	107	0	0
NON-OPERATING REVENUE:				
TRANSFERS IN	807,572	796,657	811,087	816,052
USE OF FUND BALANCE	0	0	(17,223)	(16,083)
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	807,572	796,657	793,864	799,969
TOTAL REVENUE	\$ 807,670	\$ 796,764	\$ 793,864	\$ 799,969

EXPENDITURE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	0	0	0	0
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	800,135	797,481	793,864	799,969
TOTAL OPERATING	800,135	797,481	793,864	799,969
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 800,135	\$ 797,481	\$ 793,864	\$ 799,969

DONATION FUND (167)

REVENUE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	36	15,109	20	20
TOTAL OPERATING	36	15,109	20	20
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	1,465	3,326
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	1,465	3,326
TOTAL REVENUE	\$ 36	\$ 15,109	\$ 1,485	\$ 3,346

EXPENDITURE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	3,454	12,375	1,485	3,346
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	3,454	12,375	1,485	3,346
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 3,454	\$ 12,375	\$ 1,485	\$ 3,346

COMMUNITY REDEVELOPMENT AGENCY - CRA FUND (310)

REVENUE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	353,374	388,825	408,050	390,110
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	32,056	82,714	24,000	5,000
TOTAL OPERATING	385,430	471,539	432,050	395,110
NON-OPERATING REVENUE:				
TRANSFERS IN	264,271	290,930	318,371	338,135
USE OF FUND BALANCE	0	0	426,350	398,819
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	264,271	290,930	744,721	736,954
TOTAL REVENUE	\$ 649,701	\$ 762,469	\$ 1,176,771	\$ 1,132,064

EXPENDITURE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 96,414	\$ 96,576	\$ 106,051	\$ 148,761
OPERATING EXPENSES	303,333	304,533	440,244	295,847
CAPITAL OUTLAY	24,190	407,268	540,476	572,985
GRANTS AND AIDS	8,232	6,695	70,000	70,000
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	432,169	815,072	1,156,771	1,087,593
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	24,471
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	20,000	20,000
TOTAL NON-OPERATING	0	0	20,000	44,471
TOTAL EXPENDITURES	\$ 432,169	\$ 815,072	\$ 1,176,771	\$ 1,132,064

SAN FELASCO CONSERVATION CORRIDOR FUND (313)

REVENUE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	4	0	0	0
TOTAL OPERATING	4	0	0	0
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	0	0
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL REVENUE	\$ 4	\$ 0	\$ 0	\$ 0

EXPENDITURE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	0	0	0	0
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	0	0	0	0
NON-OPERATING:				
OPERATING TRANSFERS OUT	1,680	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	1,680	0	0	0
TOTAL EXPENDITURES	\$ 1,680	\$ 0	\$ 0	\$ 0

HERITAGE OAKS IMPROVEMENTS FUND (319)

REVENUE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	4,326	4,326
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	<u>0</u>	<u>0</u>	<u>4,326</u>	<u>4,326</u>
TOTAL REVENUE	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 4,326</u>	<u>\$ 4,326</u>

EXPENDITURE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	0	0	4,326	4,326
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	<u>0</u>	<u>0</u>	<u>4,326</u>	<u>4,326</u>
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL EXPENDITURES	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 4,326</u>	<u>\$ 4,326</u>

CDBG-NEIGHBORHOOD REVITALIZATION FUND (322)

REVENUE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	686,755	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	686,755	0	0	0
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	0	0
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL REVENUE	\$ 686,755	\$ 0	\$ 0	\$ 0

EXPENDITURE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	0	0	0	0
CAPITAL OUTLAY	865,562	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	865,562	0	0	0
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	36,087	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	36,087	0	0
TOTAL EXPENDITURES	\$ 865,562	\$ 36,087	\$ 0	\$ 0

CDBG ECONOMIC DEVELOPMENT FUND (325)

REVENUE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	10,000	1,490,000	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	0	10,000	1,490,000	0
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	0	0
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL REVENUE	\$ 0	\$ 10,000	\$ 1,490,000	\$ 0

EXPENDITURE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	0	10,000	95,000	0
CAPITAL OUTLAY	0	0	1,395,000	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	0	10,000	1,490,000	0
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 0	\$ 10,000	\$ 1,490,000	\$ 0

INTERNAL SERVICE FUND (700)

REVENUE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	550	495	0	0
INTERGOVT REVENUE	0	36,165	0	0
CHARGES FOR SERVICES	4,019,113	2,311,180	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	37,260	43,655	20,000	20,000
TOTAL OPERATING	4,056,923	2,391,495	20,000	20,000
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	3,613,978	3,784,262
USE OF FUND BALANCE	0	0	1,051,033	1,129,500
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	4,665,011	4,913,762
TOTAL REVENUE	\$ 4,056,923	\$ 2,391,495	\$ 4,685,011	\$ 4,933,762

EXPENDITURE	Actual FY 23/24	Actual FY 24/25	Approved FY 25/26	Tentative FY 26/27
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 2,189,630	\$ 2,513,287	\$ 3,027,813	\$ 3,273,418
OPERATING EXPENSES	791,920	907,437	1,025,624	1,102,625
CAPITAL OUTLAY	0	0	213,000	137,000
DEBT SERVICE	124,157	116,272	278,574	280,719
TOTAL OPERATING	3,105,707	3,536,996	4,545,011	4,793,762
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	(187,531)	(7,394)	0	0
RESERVES	0	0	140,000	140,000
TOTAL NON-OPERATING	(187,531)	(7,394)	140,000	140,000
TOTAL EXPENDITURES	\$ 2,918,176	\$ 3,529,602	\$ 4,685,011	\$ 4,933,762



City of
ALACHUA
the good life community

SECTION 4

DEPARTMENT SUMMARIES

DEPARTMENT SUMMARIES

The Departmental Summaries in this section include mission statements and summary budgets for each individual department, dependent districts and distinct functions funded by the City of Alachua Commission.

CITY COMMISSION

Mission of Department:

The City Commission serves as the legislative and policy-making body for the City of Alachua. The Commission also approves the budget and sets the millage rates necessary to fund the operations of all City offices, departments and programs.

EXPENDITURES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
<u>City Commission</u>				
Personal Services	115,175	126,518	143,177	161,182
Operating Expenditures	30,619	34,353	32,502	32,639
Capital Outlay	0	0	0	0
Grants & Aids	0	0	0	0
Totals	145,794	160,871	175,679	193,821
Grand Total	145,794	160,871	175,679	193,821

FUNDING SOURCES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
General Fund	145,794	160,871	175,679	193,821
Grand Total	145,794	160,871	175,679	193,821

CITY MANAGER

Mission of Department:

The City Manager is primarily responsible for managing the City's government as well as implementing the directives and administering the policies established by the City Commission. The City Manager also serves as the chief liaison between the City Commission, the citizens and City staff. Additionally, towards the end of FY 25, the City Manager directed all Deputy City Clerk operations. Albeit reported as separate departments, the City Manager administers the City Commission and City Attorney budgets.

EXPENDITURES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
<u>City Manager</u>				
Personal Services	734,554	784,309	886,089	935,985
Operating Expenditures	45,670	51,957	69,692	70,757
Capital Outlay	0	0	0	0
Grants and Aids	0	0	0	0
Non-Operating Expenditures	0	0	0	0
Totals	780,224	836,266	955,781	1,006,742
<u>Deputy City Clerk</u>				
Personal Services	171,919	0	185,873	193,635
Operating Expenditures	71,689	0	68,224	82,162
Capital Outlay	0	0	0	0
Grants and Aids	0	0	0	0
Non-Operating Expenditures	0	0	0	0
Totals	243,608	0	254,097	275,797
Grand Total	1,023,832	836,266	1,209,878	1,282,539

FUNDING SOURCES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
General Fund	1,023,832	836,266	1,209,878	1,282,539
Grand Total	1,023,832	836,266	1,209,878	1,282,539

CITY ATTORNEY

Mission of Department:

The City Attorney provides legal representation and advice to the City Commission, the City departments, and other City boards and agencies. Duties include responding to requests for advice and opinions; preparation and review of contracts, leases, agreements, ordinances, and resolutions; review of costs and fees of the City; review of bond forfeiture remissions; and providing other legal services as necessary.

EXPENDITURES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
<u>City Attorney</u>				
Personal Services	0	0	0	0
Operating Expenditures	237,250	365,431	258,985	198,000
Capital Outlay	0	0	0	0
Totals	237,250	365,431	258,985	198,000
Grand Total	237,250	365,431	258,985	198,000

FUNDING SOURCES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
General Fund	237,250	365,431	258,985	198,000
Grand Total	237,250	365,431	258,985	198,000

HUMAN RESOURCES

Mission of Department:

Human Resources is primarily responsible for attracting, recruiting and supporting qualified talent for the City. Human Resources is charged with providing exceptional, equitable and competitive benefits and compensation to retain valuable employees. Additionally, continuing through most of FY 25, Human Resources oversaw and directed the operations of the Deputy City Clerk. This department also supports the City in maintaining a safe work environment with proper incident reporting and risk assesment.

EXPENDITURES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
<u>Human Resources</u>				
Personal Services	336,145	375,339	444,517	467,204
Operating Expenditures	62,650	61,911	78,374	90,146
Capital Outlay	0	0	0	0
Totals	398,795	437,250	522,891	557,350
<u>Deputy City Clerk</u>				
Personal Services	0	177,888	0	0
Operating Expenditures	0	69,371	0	0
Capital Outlay	0	0	0	0
Totals	0	247,259	0	0
Grand Total	398,795	684,509	522,891	557,350

FUNDING SOURCES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
General Fund	350,718	632,581	472,352	504,179
Internal Service Fund	48,077	51,928	50,539	53,171
Grand Total	398,795	684,509	522,891	557,350

FINANCE AND ADMINISTRATIVE SERVICES

Mission of Department:

Finance and Administrative Services purpose is to safeguard and maximize the use of the City's financial, technological and structural assets, ensure adherence to Florida Statutes, Governmental Accounting Standards Board (GASB) guidelines and City policy with regard to expending public funds and to protect City assets and infrastructure in order to support the needs and demands, both present and future, of the City Commission, City staff and the citizens of Alachua.

EXPENDITURES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
<u>Finance and Accounting</u>				
Personal Services	632,176	648,241	779,156	731,650
Operating Expenditures	84,839	96,288	85,416	83,838
Capital Outlay	0	0	0	0
Totals	717,015	744,529	864,572	815,488
<u>Grants</u>				
Personal Services	0	0	0	0
Operating Expenditures	25,835	7,566	65,215	55,000
Capital Outlay	0	0	0	0
Totals	25,835	7,566	65,215	55,000
<u>Utility Billing</u>				
Personal Services	364,957	433,176	449,164	459,677
Operating Expenditures	129,818	151,777	203,589	179,007
Capital Outlay	0	0	0	0
Totals	494,775	584,953	652,753	638,684
<u>Utility Operations</u>				
Personal Services	365,477	431,078	456,545	485,845
Operating Expenditures	72,610	94,237	88,922	94,560
Capital Outlay	0	0	50,000	0
Totals	438,087	525,315	595,467	580,405
<u>Facilities Maintenance</u>				
Personal Services	614,483	628,122	746,318	767,482
Operating Expenditures	262,596	251,322	267,082	344,646
Capital Outlay	82,286	255,625	378,779	100,000
Totals	959,365	1,135,069	1,392,179	1,212,128

FINANCE AND ADMINISTRATIVE SERVICES

EXPENDITURES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
<u>Information Technology</u>				
Personal Services	254,100	266,845	298,132	321,692
Operating Expenditures	172,608	186,368	533,548	309,049
Capital Outlay	24,742	5,164	155,000	150,000
Totals	451,450	458,377	986,680	780,741
Grand Total	3,086,527	3,455,809	4,556,866	4,082,446

FUNDING SOURCES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
General Fund	2,114,552	2,306,012	3,265,832	2,818,532
Internal Service	971,975	1,149,797	1,291,034	1,263,914
Grand Total	3,086,527	3,455,809	4,556,866	4,082,446

PLANNING AND COMMUNITY DEVELOPMENT

Mission of Department:

Planning and Community Development is tasked with providing a sense of place, pride in the community, and economic prosperity to the citizens of Alachua through an enhanced planning and regulatory effort that achieves a balance between a high-quality built environment and a high-quality natural environment. Planning and Community Development is also responsible for the processing of City Code Violations before the Special Magistrate. Building Division moved under Planning and Community Development during FY 25.

EXPENDITURES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
<u>Planning and Zoning</u>				
Personal Services	595,530	498,807	638,810	648,389
Operating Expenditures	57,851	61,973	128,525	125,823
Capital Outlay	13,853	37,547	0	0
Totals	667,234	598,327	767,335	774,212
<u>Building</u>				
Personal Services	252,223	0	455,240	439,560
Operating Expenditures	118,209	0	288,625	288,950
Capital Outlay	42,615	0	0	0
Totals	413,047	0	743,865	728,510
<u>Beautification</u>				
Operating Expenditures	29,460	17,661	37,000	37,000
Totals	29,460	17,661	37,000	37,000
<u>Tree Bank</u>				
Operating Expenditures	6,595	33,041	362,021	567,133
Capital Outlay	0	0	0	0
Totals	6,595	33,041	362,021	567,133
Grand Total	1,116,336	649,029	1,910,221	2,106,855

FUNDING SOURCES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
General Fund	1,109,741	615,988	1,548,200	1,539,722
Special Revenue	6,595	33,041	362,021	567,133
Grand Total	1,116,336	649,029	1,910,221	2,106,855

COMPLIANCE AND RISK MANAGEMENT

Mission of Department:

Compliance and Risk Management is responsible for acting as the City's Bargaining Agent in union negotiations; drafting, reviewing and amending City Contracts; coordinating and processing Land Right matters; developing, negotiating and recommending both the Commercial and Employee Benefit Insurance packages; and, providing other support services.

EXPENDITURES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
<u>Compliance & Risk Management</u>				
Personal Services	440,384	413,165	486,073	506,320
Operating Expenditures	20,287	26,639	54,918	50,752
Capital Outlay	0	0	0	0
Totals	460,671	439,804	540,991	557,072
Grand Total	460,671	439,804	540,991	557,072

FUNDING SOURCES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
General Fund	462,691	439,804	540,991	557,072
Internal Service Fund	(2,020)	0	0	0
Grand Total	460,671	439,804	540,991	557,072

RECREATION AND CULTURE

Mission of Department:

To give all children and adults an opportunity to enjoy sports and leisure activities and family outings in a safe environment. Let no race, age, religion, gender or disadvantaged person be discriminated against in their recreation of choice. We encourage volunteers to have a major voice in our community.

EXPENDITURES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
<u>Recreation and Culture</u>				
Personal Services	610,186	611,038	812,018	891,026
Operating Expenditures	684,426	782,109	751,719	845,211
Capital Outlay	23,265	7,527	0	57,862
Non-Operating	0	0	0	0
Totals	1,317,877	1,400,674	1,563,737	1,794,099
<u>Recreation Donations</u>				
Operating Expenditures	3,454	12,375	1,485	3,346
Capital Outlay	0	0	0	0
Totals	3,454	12,375	1,485	3,346
<u>San Felasco Conservation Corridor</u>				
Operating Expenditures	0	0	0	0
Non-Operating	1,680	0	0	0
Totals	1,680	0	0	0
<u>Children's Trust Grant</u>				
Operating Expenditures	65,222	0	0	0
Non-Operating	0	0	7,627	0
Totals	65,222	0	7,627	0
<u>Wild Spaces Public Places</u>				
Operating Expenditures	71,783	52,547	51,500	75,000
Capital Outlay	1,117,686	456,665	1,622,018	1,686,609
Totals	1,189,469	509,212	1,673,518	1,761,609
Grand Total	2,577,702	1,922,261	3,246,367	3,559,054

FUNDING SOURCES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
General Fund	1,317,877	1,400,674	1,563,737	1,794,099
Special Revenue	1,258,145	521,587	1,682,630	1,764,955
Grand Total	2,577,702	1,922,261	3,246,367	3,559,054

POLICE DEPARTMENT

Mission of Department:

The Alachua Police Department exists to provide quality service within the "Good Life Community" that embodies respect, fairness, and compassion. We are committed to the enhancement of quality of life by providing a safe and secure environment; the enforcement of laws and ordinances; the prevention and detection of crime; the apprehension and prosecution of violators; and, the continual improvement of the operational professionalism of the department in providing community policing.

EXPENDITURES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
<u>Patrol & Administration</u>				
Personal Services	3,822,945	3,904,038	4,154,059	4,650,102
Operating Expenditures	822,775	938,788	749,419	783,469
Capital Outlay	275,839	1,449,521	762,615	671,400
Debt Service	0	200,000	0	0
Totals	4,921,559	6,492,347	5,666,093	6,104,971
<u>Communications</u>				
Personal Services	421,744	381,271	484,804	523,867
Operating Expenditures	10,651	21,590	24,486	25,444
Capital Outlay	0	0	0	0
Non-Operating	0	0	0	0
Totals	432,395	402,861	509,290	549,311
<u>School Crossing Guard</u>				
Personal Services	0	0	0	0
Operating Expenditures	22,950	41,788	47,000	47,000
Capital Outlay	0	0	0	0
Non-Operating	0	0	0	0
Totals	22,950	41,788	47,000	47,000
<u>Explorer Program - GF</u>				
Operating Expenditures	1,304	0	2,000	2,000
Totals	1,304	0	2,000	2,000
<u>Explorer Post 537</u>				
Personal Services	0	0	0	0
Operating Expenditures	0	0	7,000	7,000
Capital Outlay	0	0	0	0
Totals	0	0	7,000	7,000

POLICE DEPARTMENT

EXPENDITURES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
<u>Reserve Program</u>				
Operating Expenditures	0	0	3,000	3,000
Capital Outlay	0	0	0	0
Totals	0	0	3,000	3,000
<u>Additional Court Costs</u>				
Operating Expenditures	12,816	7,492	6,000	6,000
Capital Outlay	0	0	0	0
Totals	12,816	7,492	6,000	6,000
Grand Total	5,391,024	6,944,488	6,240,383	6,719,282

FUNDING SOURCES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
General Fund	5,378,208	6,936,996	6,227,383	6,706,282
Special Revenue	12,816	7,492	13,000	13,000
Grand Total	5,391,024	6,944,488	6,240,383	6,719,282

PUBLIC SERVICES

Mission of Department:

Public Services provides stewardship of assigned city-owned utility and transportation infrastructure and equipment, and works with the community to support growth that balances environmental, social and community development needs. Additionally, Public Services oversaw and directed the operations of the Building Division during FY 25.

EXPENDITURES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
<u>Electric Utility</u>				
Personal Services	1,384,749	1,657,667	2,024,032	2,150,467
Operating Expenditures	3,157,361	2,538,576	1,155,432	971,417
Capital Outlay	0	0	5,942,947	5,091,600
Purchased Power Costs	7,098,342	8,120,219	8,780,000	8,830,000
Grants and Aids	12,200	20,171	0	0
Non-Operating	2,030,653	2,031,447	3,719,213	3,768,663
Totals	13,683,305	14,368,080	21,621,624	20,812,147
<u>Water Utility</u>				
Personal Services	216,913	288,438	353,616	369,586
Operating Expenditures	1,944,037	1,487,135	649,350	801,554
Capital Outlay	0	0	1,946,657	95,000
Debt Service	53,854	50,038	170,576	164,086
Non-Operating	(1,454)	19,055	1,395,165	1,465,599
Totals	2,213,350	1,844,666	4,515,364	2,895,825
<u>Wastewater Utility</u>				
Personal Services	593,289	789,378	835,892	856,755
Operating Expenditures	2,602,276	2,432,974	1,381,679	1,471,227
Capital Outlay	0	0	2,341,653	2,720,000
Debt Service	210,020	198,883	627,920	621,430
Non-Operating	58,260	(7,509)	951,600	1,000,000
Totals	3,463,845	3,413,726	6,138,744	6,669,412
<u>Building</u>				
Personal Services	0	162,169	0	0
Operating Expenditures	0	193,878	0	0
Capital Outlay	0	0	0	0
Totals	0	356,047	0	0
<u>Public Works</u>				
Personal Services	626,828	605,259	786,389	819,736
Operating Expenditures	247,000	343,122	506,898	541,407
Capital Outlay	296,287	1,422,164	1,399,876	1,535,000
Totals	1,170,115	2,370,545	2,693,163	2,896,143
<u>Solid Waste Disposal</u>				
Operating Expenditures	1,098,308	1,332,150	1,280,304	1,481,400
Non-Operating	1,720	1,257	0	0
Totals	1,100,028	1,333,407	1,280,304	1,481,400

PUBLIC SERVICES

EXPENDITURES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
<u>Mosquito Control</u>				
Personal Services	8,148	14,271	15,819	15,762
Operating Expenditures	68,501	58,288	43,758	43,862
Capital Outlay	0	0	95,000	50,000
Non-Operating	(2,841)	4,208	73,000	75,000
Totals	73,808	76,767	227,577	184,624
<u>Utility Administration</u>				
Personal Services	806,525	958,137	1,321,233	1,486,655
Operating Expenditures	355,575	347,183	261,191	303,088
Capital Outlay	0	0	0	17,000
Non-Operating	(187,531)	(7,394)	0	0
Totals	974,569	1,297,926	1,582,424	1,806,743
<u>Water Distribution and Collection</u>				
Personal Services	427,606	455,010	555,776	578,707
Operating Expenditures	198,627	272,866	428,475	482,292
Capital Outlay	0	0	148,000	120,000
Totals	626,233	727,876	1,132,251	1,180,999
<u>Warehouse Operations</u>				
Personal Services	144,321	148,731	156,519	169,368
Operating Expenditures	30,864	37,072	38,670	38,848
Capital Outlay	0	0	15,000	0
Totals	175,185	185,803	210,189	208,216
<u>TK Basin Special Assessment</u>				
Operating Expenditures	13,371	13,261	17,000	18,500
Non-Operating	0	0	7,000	0
Totals	13,371	13,261	24,000	18,500
<u>CP - Heritage Oaks</u>				
Operating Expenditures	0	0	4,326	4,326
Capital Outlay	0	0	0	0
Totals	0	0	4,326	4,326
<u>CP - CDBG Economic Development</u>				
Operating Expenditures	0	10,000	95,000	0
Capital Outlay	0	0	1,395,000	0
Totals	0	10,000	1,490,000	0
<u>CP - CDBG Neighborhood Revitalization</u>				
Operating Expenditures	0	0	0	0
Capital Outlay	865,562	0	0	0
Non-Operating	0	36,087	0	0
Totals	865,562	36,087	0	0
Grand Total	24,359,371	26,034,191	40,919,966	38,158,335

PUBLIC SERVICES

FUNDING SOURCES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
General Fund	2,270,143	4,059,999	3,973,467	4,377,543
Special Revenue	13,371	13,261	24,000	18,500
Enterprise	19,434,308	19,703,239	32,503,309	30,562,008
Internal Service	1,775,987	2,211,605	2,924,864	3,195,958
Capital Projects	865,562	46,087	1,494,326	4,326
Grand Total	24,359,371	26,034,191	40,919,966	38,158,335

DEBT SERVICE

Mission of Department:

This budget accounts for expenditures which are non-departmental in nature; it includes the City's outstanding General Long-Term and Internal Service Fund debt service. These budgets are administered by the Finance and Administrative Services Department.

EXPENDITURES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
<u>Debt Service-L/T Gen. Government</u>				
Debt Service	800,135	797,481	793,864	799,969
Non-Operating	0	0	0	0
Totals	800,135	797,481	793,864	799,969
<u>Debt Service-L/T Internal Service Fund</u>				
Debt Service	124,157	116,272	278,574	280,719
Non-Operating	0	0	0	0
Totals	124,157	116,272	278,574	280,719
Grand Total	924,292	913,753	1,072,438	1,080,688

FUNDING SOURCES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
General Government - Debt Service	800,135	797,481	793,864	799,969
Internal Service Fund	124,157	116,272	278,574	280,719
Grand Total	924,292	913,753	1,072,438	1,080,688

COMMUNITY REDEVELOPMENT AGENCY - CRA

Mission of Department:

The purpose of the Community Redevelopment Agency is to rehabilitate, conserve, and redevelop areas within its geographical boundaries as shown on the Community Redevelopment District Map in accordance with its Community Redevelopment Plan.

The Community Redevelopment Agency was established in 1982 upon a finding by the Alachua City Commission of slum and blight within a designated area. The members of the City Commission also serve as the Community Redevelopment Agency and governing board. The Agency receives recommendations from an appointed five member advisory board. Budget oversight rests with Planning and Community Development.

EXPENDITURES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
<u>Downtown CRA</u>				
Personal Services	96,414	96,576	106,051	148,761
Operating Expenditures	303,333	304,533	440,244	295,847
Capital Outlay	24,190	407,268	540,476	572,985
Debt Service	0	0	0	0
Grants and Aids	8,232	6,695	70,000	70,000
Non-Operating	0	0	20,000	44,471
Totals	432,169	815,072	1,176,771	1,132,064
Grand Total	432,169	815,072	1,176,771	1,132,064

FUNDING SOURCES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
Special Revenue	432,169	815,072	1,176,771	1,132,064
Grand Total	432,169	815,072	1,176,771	1,132,064

SPECIAL EXPENSE

Mission of Department:

The Special Expense budget accounts for expenditures which are non-departmental in nature. Examples include Citywide unemployment compensation expenses, July 4th expenses, City CRA contribution, grants and aid to private organizations, reserves, and transfers out for debt service. This budget is administered by the Finance and Administrative Services Department.

EXPENDITURES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
<u>Special Expense-General Gov't</u>				
Personal Services	0	0	23,074	23,074
Operating Expenditures	122,889	112,065	172,850	177,850
Capital Outlay	0	37,044	0	0
Grants and Aids	35,875	252,500	84,000	84,000
Non-Operating	1,071,843	1,087,587	1,629,458	1,954,187
Totals	1,230,607	1,489,196	1,909,382	2,239,111
<u>Infrastructure Surtax</u>				
Operating Expenditures	0	0	0	0
Capital Outlay	0	56,246	3,198,122	3,438,713
Totals	0	56,246	3,198,122	3,438,713
<u>Special Expense-ISF Contingency</u>				
Non-Operating	0	0	140,000	140,000
Totals	0	0	140,000	140,000
Grand Total	1,230,607	1,545,442	5,247,504	5,817,824

FUNDING SOURCES	FY 24 Actual	FY 25 Actual	FY 26 Approved	FY 27 Tentative
General Fund	1,230,607	1,489,196	1,909,382	2,239,111
Special Revenue	0	56,246	3,198,122	3,438,713
Internal Service	0	0	140,000	140,000
Grand Total	1,230,607	1,545,442	5,247,504	5,817,824



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City of
ALACHUA
the good life community

SECTION 5

GLOSSARY

GLOSSARY OF KEY TERMS

AD VALOREM TAX is a tax levied in proportion (usually expressed in mills) to the assessed value of the property on which it is levied. This tax is also called **PROPERTY TAX**.

ADOPTED BUDGET is the financial plan for the fiscal year beginning October 1. Florida Statutes require the City Commission to approve this budget at the second of two public hearings.

AMENDED OR REVISED BUDGET is the current year adopted budget adjusted to reflect all budget amendments approved by the City Commission through the date indicated.

APPROPRIATION is the legal authorization granted by a legislative body to make expenditures and to incur obligations for specific purposes. An appropriation is usually limited in amount and as to the time when it may be expended.

ASSESSED VALUE is a value set upon real estate or other personal property by a government as a basis for levying taxes. The assessed value in the City of Alachua is set by the Property Appraiser.

BALANCED BUDGET is a budget in which revenues and expenditures are equal.

BUDGET is a plan of financial operation embodying an estimate of proposed expenditures for a given period and the proposed means of financing them. Used without any modifier, the term usually indicates a financial plan for a single year. It is usually necessary to specify whether the budget under consideration is preliminary, tentative or whether it has been approved by the appropriating body.

BUDGET MESSAGE is a general discussion of the proposed budget as presented in writing by the City Manager to the legislative body.

CAPITAL IMPROVEMENT PROGRAM (CIP) is the financial plan of approved capital projects, their timing and cost over a five year period. The CIP is designed to meet City infrastructure needs in a responsive and efficient manner. It includes projects which are, or will become the property of the City of Alachua, as well as projects that although not owned by the City, will be part of a joint project agreement.

CAPITAL OUTLAY or CAPITAL EQUIPMENT is an item such as office furniture, fleet equipment, data processing equipment or other equipment with a unit cost of \$5,000 or more.

CAPITAL PROJECT is any improvement or acquisition of major facilities with a useful life of at least five years such as roads, bridges, buildings, or land.

CHARGES FOR SERVICES are revenues stemming from charges for current services. They include all revenue related to services performed whether received from private individuals or other governmental units.

CONTINGENCY is an appropriation of funds set aside to cover unforeseen events that occur during the fiscal year, such as new State mandates, shortfalls in revenue and unanticipated expenditures.

DEBT SERVICE is the dollars required to repay funds borrowed by means of an issuance of bonds or a bank loan. The components of the debt services payment typically include an amount to retire a portion of the principal amount borrowed as well as interest on the remaining outstanding unpaid principal balance.

DEFICIT is the excess of expenditures or expenses over resources.

DEPARTMENT is, for budgeting purposes, any distinct government organizational entity receiving direct funding approved by the City Commission in order to provide a major governmental function, such as Public Services.

DIVISION is a sub-unit of a department engaging in the provision of a large multi-service program. An example would be the division of Utility Operations within the department of Public Services.

ENDING FUND BALANCE is funds carried over at the end of the fiscal year. Within a fund, the revenue on hand at the beginning of the fiscal year, plus revenues received during the year, less expenses equals ending fund balance.

ENTERPRISE FUND is a fund used to account for operations that are financed and operated in a manner similar to private business enterprises, wherein the stated intent is that costs (including depreciation) of providing goods and services be financed from revenues recovered primarily through user fees.

FISCAL YEAR is a 12-month period to which the annual operating budget applies and at the end of which a government determines its financial position and the results of its operations. The fiscal year for the City of Alachua is October 1 through September 30.

FIXED ASSETS are long-term assets which are intended to continue to be held or used, such as land, buildings, improvements other than buildings, machinery, and equipment.

FTE is the acronym for Full-time Equivalent. See the definition for **FULL-TIME EQUIVALENT**.

FULL-TIME EQUIVALENT is one position funded for a full year. For example, a permanent employee funded and paid for 40 hours/week and 52 weeks/year or 2 employees funded and paid for 20 hours/week and 52 weeks/year would be equal to one full-time equivalent.

FUNCTIONAL CLASSIFICATION is the expenditure classification according to the principal purposes for which expenditures are made. Examples are general government, public safety, and transportation.

FUND is an accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

FUND BALANCE represents the excess of fund current assets over its current liabilities. For accounting purposes, fund balance is calculated as of year end and is based on the difference between actual revenues and expenditures for the fiscal year.

GENERAL FUND is a fund that accounts for all financial transactions except those required to be accounted for separately. The funds resources, ad valorem taxes, and other revenue provide services or benefits to all residents of the City of Alachua.

GENERALLY ACCEPTED ACCOUNTING PRINCIPLES (GAAP) comprises the uniform minimum standards of, and guidelines for external financial reporting that govern the form and content of the basic financial statements. They include not only broad guidelines of general application, but also detailed practices and procedures.

GOVERNMENTAL ACCOUNTING AND FINANCIAL REPORTING (GAFR) is a specific method of reporting "government-type activities" usually not found in private enterprises. GAFR standards are set by the Governmental Accounting Standards Board (GASB).

GOVERNMENTAL ACCOUNTING STANDARDS BOARD (GASB) is an independent private organization responsible for establishing financial accounting standards, otherwise known as GAAP, for state and local government entities.

GOVERNMENT FINANCE OFFICERS' ASSOCIATION (GFOA) is a national organization consisting of members from state and local governments throughout the United States. Its purpose is to promote improved accountability for state and local governments by providing practical guidance through seminars and publications.

GRANTS AND AIDS includes all grants, subsidies, and contributions from other government agencies or private organizations.

INFRASTRUCTURE is a permanent installation such as a building, road, or wastewater collection system that provides public services.

INTERFUND TRANSFER is the movement of funds from one accounting entity to another within a single government.

INTERGOVERNMENTAL REVENUES are revenues from other governments in the form of grants, entitlements, shared revenues or payments in lieu of taxes.

LEVY is the action of imposing taxes, special assessments, or service charges for the support of City activities.

MAJOR ACCOUNT CODE is a broad designation for more specific line item accounts. The City of Alachua adopts its budget within six major account codes: Personal Services, Operating Expenses, Grants and Aids, Debt Service, Non-Operating and Capital Outlay.

MILL is a monetary measure equating to 0.001 of a dollar. When referring to the AD VALOREM TAX it means that a 1-mill tax is one dollar of tax on \$1,000 of taxable value.

MILLAGE RATE is the rate per \$1,000 of taxable property value which, when multiplied by the taxable value, yields the tax billing for a given parcel.

MISSION STATEMENT is a broad statement of purposes that is derived from organization and/or community values and goals.

NON-OPERATING EXPENDITURES are costs of government services that are not directly attributable to a specific City program or operation. Examples include debt service obligations and contributions to community service organizations.

NON-OPERATING REVENUES comprise income received by a government not directly attributable to providing a service. An example would include debt proceeds received from a bond issue.

OPERATING BUDGET is the budget including appropriations for recurring and certain one-time expenditures that will be consumed in a fixed period of time to provide for day-to-day operations (e.g. salaries and related benefits, operating supplies, professional services and operating equipment).

OPERATING TRANSFERS are legally authorized transfer of money from one fund to another fund from which the resources are to be expended.

PROPERTY TAX is another term for ad valorem tax. See definition for **AD VALOREM TAX**.

PROPRIETARY FUND is a fund category which often emulates the private sector and focuses on the measurement of net income. Expenditures are funded by user charges and fees.

PUBLIC SAFETY is a major category of services related to the security of persons and property.

RESERVES AND REFUNDS refers to budget category for funds required to meet both anticipated and unanticipated needs; the balance of anticipated earmarked revenues not required for operation in the budget year; estimated reimbursements to organizations, state, or federal governments for revenues received and not spent, and those required to be set aside by bond covenants.

RETAINED EARNINGS APPROPRIATION refers to funds set aside within an Enterprise Fund for future appropriation by the City Manager and/or City Commission approval.

REVENUE are funds that governments receive as income, including such items as tax payments, fees for specific services, receipts from other governments, fines and forfeitures, grants, shared revenues and interest income.

REVENUE BONDS are bonds usually sold for constructing or purchasing capital projects. Reliable revenue other than ad valorem taxes is pledged as the source for funding to pay bond principal and interest.

SPECIAL REVENUE FUNDS are funds used to account for proceeds of specific revenue sources (other than special assessments, expendable trusts, or major capital projects) that are legally restricted to expenditures for specified purposes.

STATUTE is a written law enacted by a duly organized and constituted legislative body. Citations are often followed by "F.S." to indicate Florida Statute.

SURPLUS is an excess of resources over expenditures or expenses.

TAXES are compulsory charges levied by a government for the purpose of financing services performed for the common benefit. This term does not include specific charges made against particular persons or property for current or permanent benefits such as special assessments. Neither does the term include charges for services rendered only to those paying such charges as, for example, sewer service charges.

TAX RATE is the amount of tax stated in terms of a unit of the tax base. For example, 4.000 mills yield \$4 per \$1,000 of taxable value.

TAXABLE VALUATION is the value used for computing ad valorem taxes levied against property. Taxable value is the assessed value less any exemptions allowed by law. The most common exemption is the homestead exemption (up to \$50,000) allowed when the owner uses the property as a principal residence. Exemptions are also granted for disability, government owned and non-profit owned property.

TRIM is an acronym for Truth In Millage Law. See the definition for **TRUTH IN MILLAGE LAW**.

TRUST AND AGENCY FUNDS are funds used to account for assets held by the City in a trustee capacity or as an agent for individuals, private organizations, other governments, and/or other funds.

TRUTH IN MILLAGE LAW (TRIM) is a Florida Law enacted in 1980 which changed the budget process for local taxing governments. It was designed to keep the public informed about the taxing intentions of various taxing authorities.

USER (FEES) CHARGES are payments of a fee for receipt of a public service by those individuals benefiting from the service.

**CITY OF ALACHUA
FISCAL YEAR 2026-2027
TENTATIVE BUDGET**



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**CITY OF ALACHUA COMMISSION
PUBLIC HEARING AGENDA AND SCRIPT**

SEPTEMBER 14, 2026

FIRST PUBLIC HEARING

FISCAL YEAR 2026-2027 TENTATIVE MILLAGE RATE AND BUDGET

I. Introduction to Public Hearing on City of Alachua 2026 Tax Roll Year Tentative Millage and Fiscal Year 2026-2027 Tentative Budget

FINANCE & ADMINISTRATIVE SERVICES DIRECTOR:
Overview of Public Hearing.

CITY MANAGER:
Present a summary of FY 2026-2027 Budget Message.

MAYOR:

The City of Alachua Commission convenes the Public Hearing on the City of Alachua Fiscal Year 2026-2027 Proposed Tentative Millage and Tentative Budget as required by Florida Statutes, Chapters 166 and 200, and as advertised in the TRIM Notices.

If anyone in our audience is here for the purpose of contesting their assessment, a petition for adjustment with the Value Adjustment Board should have been filed prior to 5:00 p.m., Monday, September 14th, 2026. The petition for adjustment forms are available from the Alachua County Clerk of Circuit Court.

This evening we will take a number of actions related to the adoption of the tentative millage and budgets. The Final Public Hearing on these matters will be held on Monday, September 28th, 2026 at 6:00 p.m. at this same location, Alachua City Hall Commission Chambers.

I encourage you, if you have not already done so, to get a copy of the agenda so you may more easily follow the proceedings this evening. Citizen comments will be taken following the overview of the proposed budget by the City Manager and the Finance and Administrative Services Director.

The City Attorney will now present an overview of the Truth-In-Millage Legislation followed by the City Manager's explanation of the tentative and rolled-back millage rates.

II. Fiscal Year 2026-2027 Proposed Tentative Millage Rate and Tentative General City Budget

A. Overview of Truth-in-Millage Legislation

CITY ATTORNEY:

In 1980, the Florida Legislature adopted what is known as the Truth in Millage Legislation or TRIM, as it's called. The goal of this legislation was to ensure that taxpayers were advised of the public hearings at which the local taxing authorities' budgets and millage rates are considered and adopted. Each year, the Property Appraiser completes an assessment of the value of all property and certifies to each taxing authority the taxable value of the property in its jurisdiction. Each

taxing authority then notifies the Property Appraiser of its proposed millage rate, its rolled-back rate and the date, time and place of the public hearing to consider the proposed tentative millage rate and budget. Once the Property Appraiser receives the information, notice is sent by first class mail to every taxpayer on the assessment roll. The notice contains the information from the taxing authorities as to the proposed millage rate and the time and place of the public hearing. The notice sent to taxpayers is called the TRIM notice. The TRIM notice lists what the taxes were for the prior year, what the taxes will be if the proposed budget changes are made, and what the taxes will be if no budget changes are made. This information is listed for each taxing authority. The notice also lists all voted levies for debt service. The purpose of the TRIM notice is to provide taxpayers with sufficient basic information to enable them to participate in the public hearing process.

B. Explanation of the General City Tentative and Rolled-back Millage Rates

CITY MANAGER:

One of the requirements of the Truth-in-Millage legislation is to provide information about why proposed millage rates are higher or lower than the rolled-back millage rates. The tentative millage being proposed for the City of Alachua is 6.2500 mills, which is 5.42% more than the rolled-back rate of 5.9286 mills. Rolled-back millage rate is defined as "the millage rate, which exclusive of new construction, additions to structure, deletions, and property added due to geographic boundary changes, will provide the same ad valorem tax revenue for each taxing authority as was levied during the prior year".

The rolled-back millage rate in the General Fund would have generated approximately \$529,519 less than the tentative millage rate. This \$529,519 reflects the increase in taxes due to an increase in property valuation within the corporate limits of the City. The tentative millage rate of 6.2500 will enable the City to provide for growth, maintenance of existing infrastructure, the advancement of commission goals and strategic initiatives, as well as, to continue providing increased levels and quality of service to the citizens of Alachua.

Tyler Williams, Finance and Administrative Services Director will now present an overview of the proposed budget for fiscal year 2026-2027.

C. Overview of Fiscal Year 2026-2027 Tentative Budget and of Adjustments made to that Budget

FINANCE & ADMINISTRATIVE SERVICES DIRECTOR:

The total City tentative budget for fiscal year 2026-2027 is **\$65,445,330** which is a net decrease from the amended fiscal year 2025-2026 budget of **\$1,715,399**. This equates to a 2.55% decrease. This reduction is mainly due to decreases in appropriations within the enterprise fund budgets and carry-forward capital costs yet to be appropriated.

This budget total of \$65,445,330 is the same amount that was presented to you at the budget workshops that took place during the past month of August.

Additional carry forward appropriations for unfinished projects and open purchase orders will be included in the final budget to be presented at the public hearing on September 28, 2026.

Mister Mayor that concludes my comments regarding the tentative budget that is being presented.

III. Citizens Comments on Fiscal Year 2026-2027 Tentative Millage Rate and Tentative Budget

MAYOR:

I would now like to invite citizens to comment on the Fiscal Year 2026-2027 proposed tentative millage rate and tentative budget. Please come forward to the podium if you wish to address the Commission. We request that each speaker try to limit his or her comments to three minutes. The hearing will continue until everyone who wishes to address the Commission has had an opportunity to speak.

IV. City of Alachua Action on FY 2026-2027 Tentative Millage and Tentative Budgets

FINANCE & ADMINISTRATIVE SERVICES DIRECTOR:

Mister Mayor, the document before you, the "City of Alachua Fiscal Year 2026-2027 Tentative Budget", includes the budget amounts that were previously discussed.

A. Resolution Establishing the Fiscal Year 2026-2027 Tentative Millage Rate

CITY ATTORNEY:

[Reading of Resolution 26-12 by title only – if not previously read]

CITY MANAGER:

Florida Statutes require that the name of the taxing authority, the millage rate to be levied, the rolled-back rate and the percentage increase over rolled-back rate be publicly announced. Accordingly, the City of Alachua Commission has determined that a tentative millage rate of 6.2500 mills is necessary to fund the tentative general City budget. The tentative millage rate represents an 5.42% increase from the rolled-back rate of 5.9286 mills.

CITY COMMISSION:

- **Motion regarding Resolution 26-12**
- **Discussion of Resolution 26-12**

Citizen Comments related to Resolution 26-12

CITY COMMISSION:

- **Roll Call vote on motion to Resolution 26-12**

**B. Resolution Adopting Changes, Revenue Estimates and the Fiscal Year 2026-2027
Tentative General City Budget**

CITY ATTORNEY:

[Reading of Resolution 26-13 by title only – if not previously read]

CITY COMMISSION:

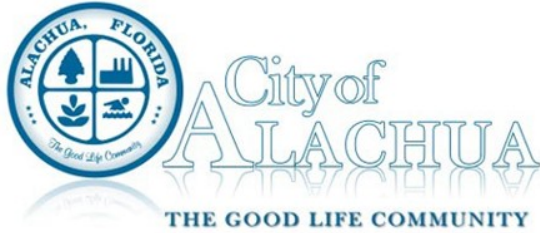
- **Motion regarding Resolution 26-13**
- **Discussion of Resolution 26-13**

Citizen Comments related to Resolution 26-13

CITY COMMISSION:

- **Roll Call vote on motion to Resolution 26-13**

C. Motion to Adjourn Public Hearing



Commission Agenda Item

MEETING DATE: September 14, 2026

SUBJECT: Ordinance 26-18 — AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF ORDINANCE 26-08; AMENDING EXHIBIT “A”, LEGAL DESCRIPTION, OF ORDINANCE 26-08; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (First Reading, Legislative)

PREPARED BY: Parker Stevens

RECOMMENDED ACTION:

Staff recommends that, based upon the competent and substantial evidence presented tonight, the City Commission adopt Ordinance 26-18 upon first reading and schedule the second reading for September 28, 2026.

I move that, based upon the competent and substantial evidence presented tonight, the City Commission adopt Ordinance 26-18 upon first reading and schedule the second reading for September 28, 2026.

Summary

The City Commission of the City of Alachua, Florida, adopted Ordinance 26-08 upon second reading on June 8, 2026, amending the municipal boundary of the City of Alachua to include Tax Parcel 03909-000-000 and 03910-002-000, and establishing the new corporate limits of the City of Alachua, incorporating the lands referred to in the legal description into the City limits. Ordinance 26-18 was prepared to amend the legal description of Ordinance 26-08 to more accurately describe the lands being annexed.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Ordinance 28-18
2. Parker A. H. Stevens, Resume on File

ORDINANCE 26-18

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF ORDINANCE 26-08; AMENDING EXHIBIT “A”, LEGAL DESCRIPTION, OF ORDINANCE 26-08; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Alachua, Florida adopted Ordinance 26-08 upon second reading on June 8, 2026, amending the municipal boundary of the City of Alachua to include Tax Parcel 03909-000-000; 03910-002-000, the legal description for which is attached to Exhibit “A” of said ordinance, and is herein referred to as the “Parcel”; and,

WHEREAS, Ordinance 26-08 establishes the new corporate limits of the City of Alachua, incorporating the lands referred to in the legal description into the City limits; and,

WHEREAS, the property owners and City desire to amend the legal description of Ordinance 26-08, to more accurately describe the lands being annexed and is herein referred to as “the Amendment”; and,

WHEREAS, the City advertised public hearings to be held before the City Commission; and,

WHEREAS, the City Commission conducted public hearings on the proposed amendment on September 14, 2026 and _____, 202__; and,

WHEREAS, the City Commission finds the real property to be described herein;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Ordinance 26-08 Amended

The legal description for the parcels described in Ordinance 26-08 and located in Exhibit “A” of said Ordinance is amended to match the legal description located in Exhibit “A” of this ordinance;

Section 2. Remain in Effect

All other requirements, conditions, and sections of Ordinance 26-08 as originally adopted shall remain as originally adopted. If there is any inconsistency between the terms of Ordinance 26-08 and this Ordinance 26-18, the terms of Ordinance 26-18 shall govern.

Section 3. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 4. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 5. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the 14th day of September, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____, day of _____, 2026.

**CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA**

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Rodolfo Valladares, City Manager/Clerk

Scott Walker, City Attorney

EXHIBIT A

A TRACT OF LAND SITUATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST
ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SECTION 22 TOWNSHIP 8 SOUTH RANGE 18 EAST FOR THE POINT OF REFERENCE; THENCE RUN S.88°43'31"W., ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 140.75 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICAL RECORDS BOOK 1683, PAGE 1296 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE S.88°43'31"W., ALONG SAID NORTH LINE, A DISTANCE OF 114.35 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 109, PAGE 426 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE EAST, SOUTH, AND WEST BOUNDARY OF SAID LANDS DESCRIBED IN THE FOLLOWING THREE (3) CALLS: S.02°11'48"E., 124.83 FEET; S.88°34'07"W., 114.89 FEET; N.02°14'41"W., 125.14 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF SECTION 22; THENCE RUN S.88°43'31"W., ALONG SAID SECTION LINE, A DISTANCE OF 514.92 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICAL RECORDS BOOK 1351, PAGE 824 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE RUN S.02°11'51"E., ALONG THE EAST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 20.01 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1926, PAGE 1840 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE RUN n.88°43'31"E., ALONG THE NORTH LINE OF SAID LANDS DESCRIBED AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICAL RECORDS BOOK 1593, PAGE 524, A DISTANCE OF 248.06 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICAL RECORDS BOOK 1593, PAGE 524; THENCE RUN S.02°11'20"E., A DISTANCE OF 78.99 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED; THENCE RUN S.88°43'22"W., ALONG THE SOUTH LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICAL RECORDS BOOK 1926, PAGE 1840, A DISTANCE OF 283.99 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1926, PAGE 1840; SAID CORNER ALSO LYING ON THE EAST LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1351, PAGE 824 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE RUN S.02°12'18"E., ALONG SAID EAST LINE A DISTANCE OF 120.79 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1351, PAGE 824 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE RUN S.88°42'21"W., ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED AND ITS WESTERLY PROJECTION, A DISTANCE OF 436.45 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 THE AFOREMENTIONED SECTION 22; THENCE RUN S.01°57'53"E., ALONG SAID WEST LINE, A DISTANCE OF 1102.67 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N.88°53'11"E., ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 479.03 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 626; THENCE RUN ALONG THE WEST AND NORTH BOUNDARIES OF SAID LANDS DESCRIBED IN THE FOLLOWING TWO (2) CALLS: N39°14'58"E., 199.95 FEET; N.88°48'45"E., 264.82 FEET, TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED ALSO BEING ON A CURVE CONCAVE TO THE NORTHWEST BEING THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO.235; SAID CURVE HAVING A RADIUS OF 1860.08 FEET, A CENTRAL ANGLE OF 31°55'12", A CHORD BEARING AND DISTANCE OF N.20°07'57"E., 1023.04 FEET RESPECTIVELY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 1036.39 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3827, PAGE 1808 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE RUN S.88°56'40"W., ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 78.71 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE RUN N.02°28'20"W., ALONG THE WEST LINE OF SAID LANDS

DESCRIBED AND ITS NORTHERLY PROJECTION, A DISTANCE OF 219.56 FEET TO THE TRUE POINT OF BEGINNING.

LESS Tax Parcel: 03908-000-000, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence 20 feet South of 490 feet West of the Northeast corner of Section 22, Township 8 South, Range 18 East, Alachua County, Florida, as the Point of Beginning; thence run South 640 feet, West 245 feet, North 10 feet, West 130 feet, North 650 feet, East 375 feet to the Point of Beginning;

LESS portions conveyed in OR Book 1256, Page 852 and Book 571, Page 432.



Parker A. H. Stevens
Planner
Planning and Community Development Department

Parker A. H. Stevens is a Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Stevens holds a bachelor's degree in Sociology and a bachelor's degree in Social Sciences, Interdisciplinary, with a focus on Urban Studies from Florida State University, and is working on his master's degree in Urban and Regional Planning from Florida State University.

EDUCATION

Florida State University
Bachelor of Science in Sociology
Graduated: May 2024
Florida State University
Master of Urban and Regional
Planning
Graduated: May 2026

Florida State University
Bachelor of Science in Social
Studies, Interdisciplinary, with a
focus in Urban Studies.
Graduated: May 2024

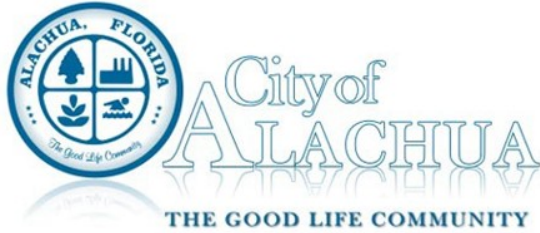
WORK EXPERIENCE

City of Alachua, Florida | Planner | Jan 2026-Present
15100 NW 142nd Ter, Alachua, FL 32615 | (386) 418-6123

City of Monticello, Florida | City Intern | May-Nov 2025
245 S Mulberry St, Monticello, FL 32344 | (850) 342-0153

CERTIFICATES AND OTHER SKILLS

ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word
PowerPoint | Excel
Public Speaking | Proficient



Commission Agenda Item

MEETING DATE: September 14, 2026

SUBJECT: Discussion Regarding Data Center Development within the City of Alachua

PREPARED BY: Commissioner Ringersen

RECOMMENDED ACTION:

Discuss the matter and provide direction to staff as deemed appropriate.

Summary

This item is presented for City Commission discussion regarding concerns that have been raised about the potential development and operation of data centers within the City of Alachua.

Data centers may present significant infrastructure and land-use considerations, including electric demand, water consumption, wastewater capacity, noise, transportation and construction activity, utility infrastructure, and compatibility with surrounding land uses. Depending on the size, location, and operational characteristics of a facility, data centers may also affect the City's long-term utility capacity, capital planning, economic development objectives, and land development regulations.

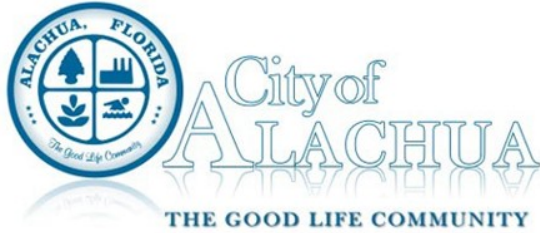
This item provides the City Commission an opportunity to consider these matters and provide direction to staff regarding any additional review, analysis, or policy considerations that may be appropriate.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

None



Commission Agenda Item

MEETING DATE: September 14, 2026

SUBJECT: Resolution 26-14 TK Stormwater Basin Maintenance Assessment Annual Rate Resolution

PREPARED BY: Tyler Williams

RECOMMENDED ACTION:

Adopt Resolution 26-14

Summary

The City Commission adopted Resolution 10-25 on Sept. 13, 2010, which served as the final proceeding for the imposition of the TK Basin Maintenance Assessment Area. Resolution 10-25 created the TK Basin Maintenance Assessment Area, ratified and confirmed the Initial Assessment Resolution (Resolution 10-20), approved the Maintenance Assessment Roll, imposed the Maintenance Assessments, provided for the method of collection, served as the final adjudication, and directed the recording of the Resolution in the Official Records Book in the office of the Alachua County Clerk of Courts.

As required by City of Alachua Code of Ordinances Section 2-723 (meets the requirements provided under the Uniform Assessment Collection Act - F.S.S. 197.3632), the City must annually adopt an Annual Maintenance Service Assessment Resolution for each fiscal year. Resolution 26-14 serves as the Annual Maintenance Service Assessment Resolution for the TK Basin Maintenance Assessment.

The total assessment cost is estimated at \$10,000.00 for Fiscal Year 2026-2027, which is the same as the total assessment cost for Fiscal Year 2025-2026. These costs include the actual maintenance expenses of the basin as well as costs incurred to administer the special assessment program annually.

The City Commission unanimously (4-0) approved Resolution 26-09 during its July 28, 2026, City Commission meeting, which served as the Preliminary Rate Resolution for the TK Basin Maintenance Assessment Area.

The City has met the statutory notice requirements for the City Commission's hearing of Resolution 26-14 by providing notice in the Alachua County Today newspaper. The City retained the engineering services of NV5, Inc. to perform calculations related to the methodology as set forth in Section 4.03 of the Initial Assessment Resolution (Resolution 10-20). These calculations are utilized to determine the assessment to be paid by each property owner within the TK Basin Maintenance Assessment Area. The City also retained the legal services of Nabors, Giblin and Nickerson, a firm specializing in special assessment creation and implementation, to draft Resolution 26-14 and assist in the reimposition process. The

engineering and legal expenses related to the reimposition are included in the total assessments collected.

The City Commission also approved an automatically renewing agreement with the Alachua County Tax Collector on Aug. 17, 2010, to reimburse the Tax Collector for necessary administrative and actual costs incurred to collect the assessment on the ad valorem tax bill. The reimbursement cost is 2% of the total assessment and is included in the total assessments to be collected.

Resolution 26-14 reimposes the TK Basin Maintenance Assessment, approves the updated Maintenance Assessment Roll, and provides for the method of collection. With the adoption of Resolution 26-14, the assessment will be placed on the November 2026 tax bill.

FINANCIAL IMPACT

\$10,000.00

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Resolution 26-14

RESOLUTION NO. 26-14

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA; RELATING TO THE MAINTENANCE OF THE TK STORMWATER BASIN; PROVIDING CERTAIN RECITALS, AUTHORITY, DEFINITIONS AND INTERPRETATION; CONFIRMING THE PRELIMINARY RATE RESOLUTION; APPROVING THE UPDATED MAINTENANCE ASSESSMENT ROLL; REIMPOSING THE MAINTENANCE ASSESSMENTS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2026; PROVIDING FOR COLLECTION OF THE ASSESSMENTS PURSUANT TO THE UNIFORM ASSESSMENT COLLECTION ACT; PROVING FOR APPLICATION OF ASSESSMENT PROCEEDS; PROVIDING FOR EFFECT; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission (the "Commission") of the City of Alachua, Florida (the "City") adopted the Master Capital Project and Service Assessment Ordinance, Ordinance No. 10-13, as codified in Chapter 2, Article IV, Division 2 of the City of Alachua Code of Ordinances (the "Ordinance"), to provide for the imposition of special assessments to fund the construction of Capital Projects and the provision of Related Services to benefit property within Assessment Areas; and,

WHEREAS, pursuant to the Ordinance, the Commission created and imposed special assessments within the TK Basin Assessment Area on September 13, 2010, with the adoption of the Initial Assessment Resolution (Resolution No. 10-20), and the Final Assessment Resolution (Resolution No. 10-25); and,

WHEREAS, the imposition of a special assessment to fund the Maintenance Cost within the TK Basin Assessment Area each Fiscal Year is an equitable and efficient method of allocating and apportioning these costs among the Tax Parcels; and,

WHEREAS, the Commission desires to reimpose the Maintenance Assessments within the TK Basin Assessment Area using the tax bill collection method for the Fiscal Year beginning on October 1, 2026; and,

Resolution No. 26-14

WHEREAS, on July 28, 2026, the Commission adopted Resolution No. 26-09 (the "Preliminary Rate Resolution"), estimating a rate of assessment, and directing preparation of the updated Maintenance Assessment Roll, and provision of the notice required by the Ordinance; and,

WHEREAS, pursuant to the provisions of the Ordinance, the City is required to adopt an Annual Rate Resolution, which will confirm or repeal the Preliminary Rate Resolution, with such amendments as the Commission deems appropriate, after hearing comments and objections of all interested parties; and,

WHEREAS, the Maintenance Assessment Roll has heretofore been made available for inspection by the public, as required by the Ordinance; and,

WHEREAS, notice of a public hearing has been published and mailed, if required by the terms of the Ordinance, which provides notice to all interested persons of an opportunity to be heard; the proof of publication being attached hereto as Appendix A and an affidavit regarding the form of notice mailed being attached hereto as Appendix B; and,

WHEREAS, a public hearing has been duly held on September 14, 2026, and comments and objections of all interested persons have been heard and considered as required by the terms of the Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

Resolution No. 26-14

SECTION 2. AUTHORITY. This Annual Rate Resolution is adopted pursuant to the provisions of the Ordinance; the Initial Assessment Resolution; the Final Assessment Resolution; the Preliminary Rate Resolution; Sections 166.021 and 166.041, Florida Statutes; Article VIII, Section 2 of the Florida Constitution; the City of Alachua Charter; and other applicable provisions of law.

SECTION 3. DEFINITIONS AND INTERPRETATION.

(A) This Resolution is the Annual Rate Resolution as defined in the Ordinance.

(B) All capitalized terms in this Resolution shall have the meanings defined in the Ordinance, Initial Assessment Resolution, Final Assessment Resolution, and Preliminary Rate Resolution.

(C) Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this resolution. Words of any gender include the correlative words of the other genders, unless the sense indicates otherwise.

SECTION 4. CONFIRMATION OF PRELIMINARY RATE RESOLUTION. The Preliminary Rate Resolution is hereby ratified and confirmed.

SECTION 5. APPROVAL OF UPDATED MAINTENANCE ASSESSMENT ROLL.

(A) The updated Maintenance Assessment Roll, a copy of which was available at the above-mentioned public hearing through electronic media and attached hereto as Appendix C, is hereby approved for the Fiscal Year commencing October 1, 2026.

Resolution No. 26-14

(B) The Maintenance Assessment Roll, as approved, includes those Tax Parcels of Assessed Property within the TK Basin Assessment Area, if any, that cannot be set forth in that Maintenance Assessment Roll due to the provisions of Section 119.071(4), Florida Statutes, concerning exempt “home addresses.”

SECTION 6. REIMPOSITION OF MAINTENANCE ASSESSMENTS.

(A) The Tax Parcels included in the updated Maintenance Assessment Roll are hereby found to be specially benefited by the maintenance of the TK Stormwater Basin in the amount of the annual Maintenance Assessment set forth in the updated Maintenance Assessment Roll. The Maintenance Assessments are hereby found to be fairly and reasonably apportioned among the properties that receive the special benefit as set forth in the Preliminary Rate Resolution.

(B) For the Fiscal Year beginning October 1, 2026, the Maintenance Cost for the TK Basin Assessment Area is \$10,000.00. The annual Maintenance Assessments in the amounts set forth in the updated Maintenance Assessment Roll, which are computed in the manner set forth in the Preliminary Rate Resolution, are hereby levied and imposed on all Tax Parcels in the TK Basin Assessment Area for the Fiscal Year beginning October 1, 2026.

(C) Upon adoption of this Annual Rate Resolution, the Maintenance Assessments shall constitute a lien against the Assessed Property equal in rank and dignity with the liens of all state, county, district, or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles, and claims until paid. The lien shall be deemed perfected upon adoption by the City Commission of this Annual Rate Resolution and shall attach to the property included on the updated Maintenance Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

Resolution No. 26-14

SECTION 7. COLLECTION OF ASSESSMENTS.

(A) The Maintenance Assessments shall be collected pursuant to the Uniform Assessment Collection Act, as provided in the Ordinance.

(B) Upon adoption of this Annual Rate Resolution, the Assessment Coordinator shall cause the certification and delivery of the updated Maintenance Assessment Roll to the Tax Collector by September 15, in the manner prescribed by the Uniform Assessment Collection Act.

(C) The updated Maintenance Assessment Roll, as delivered to the Tax Collector, shall be accompanied by a Certificate to Non-Ad Valorem Assessment Roll in substantially the form attached hereto as Appendix D.

SECTION 8. APPLICATION OF ASSESSMENT PROCEEDS. Proceeds derived by the City from the Maintenance Assessments shall be used for the provision of maintenance of the TK Stormwater Basin. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund such maintenance services for the TK Stormwater Basin.

SECTION 9. EFFECT OF ADOPTION OF RESOLUTION. The adoption of this Annual Rate Resolution shall be the final adjudication of the issues presented (including, but not limited to, the determination of special benefit and fair apportionment to the Assessed Property, the method of apportionment and assessment, the rate of assessment, the Assessment Roll, and the levy and lien of the Maintenance Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of this Annual Rate Resolution.

Resolution No. 26-14

SECTION 10. SEVERABILITY. If any clause, section, or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall remain in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

SECTION 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 12. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 14th day of September, 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor

ATTEST:

APPROVED AS TO FORM:

Rodolfo Valladares, City Manager

Scott Walker, City Attorney

APPENDIX A
PROOF OF PUBLICATION

PROOF OF PUBLICATION

ALACHUA COUNTY TODAY

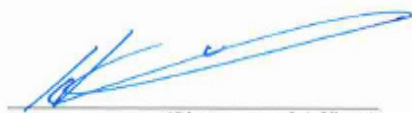
Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **City of Alachua – Notice of Hearing - TK Basin**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **August 13, 2026**.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. More specifically, *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **23rd day of August 2026** by Bryan Boukari, who is personally known to me.



(Signature of Affiant)



(Signature of Notary Public)



RAYMOND L. WISE
Commission # HH 687250
Expires April 1, 2029

APPENDIX B
AFFIDAVIT OF MAILING

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, personally appeared Rodolfo Valladares, who, after being duly sworn, deposes and says:

1. I am the Assessment Coordinator designated responsibility for coordinating the assessments and City Manager of the City of Alachua, Florida, and have caused any notices required by Ordinance No. 10-13, as codified in Article IV, Chapter 2 of the City Code (the "Ordinance") to be prepared in conformance with Resolution No. 26-09 of the City of Alachua, Florida, adopted July 28, 2026 (the "Preliminary Rate Resolution"). An exemplary form of such notice is attached hereto. If required, I have caused such individual notices for each affected property owner to be prepared and each notice included the following information: the purpose of the assessment; the total amount proposed to be levied against each parcel; the unit of measurement to be applied against each parcel to determine the assessment; the number of such units contained within each parcel; the total revenue the City expects to collect by the assessment; a statement that failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title; a statement that all affected property owners have a right to appear at the hearing and to file written objections with the local governing board within 20 days of the notice; and the date, time, and place of the hearing.

2. If required, on or before August 24, 2026, I caused the above-referenced notices to be mailed in accordance with the Ordinance and the Preliminary Rate Resolution by First Class Mail to each affected owner, at the addresses then shown on the real property assessment tax roll database maintained by the Alachua County Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

FURTHER AFFIANT SAYETH NOT.

Rodolfo Valladares, City Manager

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing Affidavit of Mailing was sworn to and subscribed before me, by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026 by Rodolfo Valladares. He is personally known to me or has produced _____ as identification and did take an oath.

Printed Name: _____
Notary Public, State of Florida
At Large
My Commission Expires: _____
Commission No.: _____

EXEMPLARY NOTICE PAGE 1

CITY OF ALACHUA, FLORIDA
15100 NW 142nd TERRACE
Alachua, Florida 32615
(386) 418-6100

August 20, 2026

[Property Owner Name]
[Street Address]
[City, State and zip]

Re: Parcel Number [Insert Number]
TK Basin Maintenance Assessment Area

Dear Property Owner:

The City Commission of the City of Alachua, Florida (the "City") created the TK Basin Maintenance Assessment Area (the "Maintenance Assessment Area") to impose special assessments to fund the maintenance and operating costs of the TK basin stormwater local improvements within the Maintenance Assessment Area. The assessment for each parcel of real property is based on each parcel's percentage of the total land acreage within the Maintenance Assessment Area. A more specific description of the maintenance costs and the method of computing the maintenance assessment for each parcel of real property are set forth in the Initial Assessment Resolution (Resolution No. 10-20). Copies of the Master Capital Project and Service Assessment Ordinance (Ordinance No. 10-13), the Initial Assessment Resolution, the Final Assessment Resolution (Resolution No. 10-25), the Preliminary Rate Resolution (Resolution No. 26-09), and the updated Assessment Roll are available for inspection the Deputy Clerk's Office, located at 15100 142nd Terrace, Alachua, Florida. Information regarding the assessment for your specific real property is attached to this letter.

The City intends to continue collection of the maintenance assessments on your ad valorem tax bill, as authorized by Section 197.3632, Florida Statutes. Failure to pay your assessments will cause a tax certificate to be issued against the real property which may result in a loss of title. The total maintenance assessment revenue to be collected in the Maintenance Assessment Area is estimated to be \$10,000.00 for the Fiscal Year commencing on October 1, 2026.

The City will hold a public hearing at 6:00 P.M., or as soon thereafter as the matter can be heard, on September 14, 2026, in the James A. Lewis Commission Chambers, at the Alachua City Hall located at 15100 NW 142nd Terrace, Alachua, Florida, for the purpose of receiving

comments on the reimposition of assessments in the Maintenance Assessment Area and their collection on the ad valorem tax bill. You are invited to attend and participate in the public hearing or to file written objections with the Clerk any time prior to the public hearing.

If you decide to appeal any decision made by the City with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, if you need a special accommodation or an interpreter to participate in this proceeding, please contact the Deputy City Clerk's office at (386) 418-6103, at least two (2) business days prior to the date of the hearing. Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Commission's action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

Questions regarding your assessment and the process for collection may be directed to the Clerk's office at (386) 418-6103.

ALACHUA, FLORIDA

*** * * * * SEND NO MONEY NOW. THIS IS NOT AN INVOICE * * * * ***

TK Basin Maintenance Assessment Area

[Property Owner Name]

Parcel Number [Insert Number]

Parcel Size

[insert acreage]

Portion of Land Area allocable to Parcel

[insert percentage]

The total annual Maintenance Assessment for the above parcel for Fiscal Year 2026-2027 is
\$_____.

The maximum annual Maintenance Assessment that can be imposed without further notice for
future fiscal years is \$_____ for the above parcel.

*** * * * * SEND NO MONEY NOW. THIS IS NOT AN INVOICE * * * * ***

APPENDIX C
UPDATED MAINTENANCE ASSESSMENT ROLL

UPDATED TK BASIN MAINTENANCE ASSESSMENT AREA ROLL

Parcel No.	Amount
03869-010-000	\$5.73
03869-007-000	\$272.00
03869-009-000	\$765.87
03869-007-001	\$1,637.68
03869-014-000	\$76.59
03863-000-000	\$1,086.48
03066-000-000	\$2,522.37
03863-002-000	\$1,027.57
03869-006-000	\$162.48
03869-008-000	\$444.49
03868-000-000	\$1,261.18
03868-001-001	\$74.28
03868-001-002	\$64.75
03868-001-003	\$72.66
03868-001-004	\$81.11
03868-001-005	\$72.67
03868-001-006	\$72.71
03868-001-007	\$75.73
03868-001-008	\$91.58
03863-020-046	\$22.31
03863-020-047	\$23.17
03863-020-048	\$27.08
03863-020-049	\$26.66
03863-020-050	\$32.85
TOTAL	\$10,000.00

APPENDIX D

FORM OF CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL

**CERTIFICATE
TO
NON-AD VALOREM ASSESSMENT ROLL**

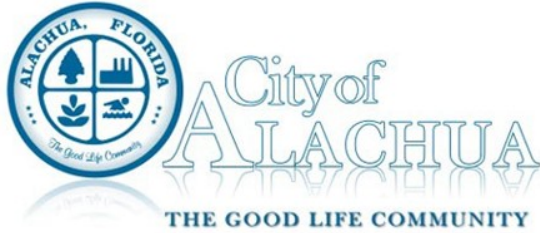
I HEREBY CERTIFY that, I am the Mayor of the City of Alachua, Florida, or an authorized agent of the City; as such I have satisfied myself that all property included or includable on the non-ad valorem assessment roll for maintenance of the **TK Stormwater Basin Maintenance Assessment Area** (the "Non-Ad Valorem Assessment Roll") is properly assessed so far as I have been able to ascertain; and that all required extensions on the above-described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law. The tax roll contains a parcel count of 24, and a total assessment of \$10,000.00.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Roll will be delivered to the Alachua County Tax Collector by September 15, 2026.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Alachua County Tax Collector and made part of the above-described Non-Ad Valorem Assessment Roll this ____ day of _____, 2026.

THE CITY OF ALACHUA, FLORIDA

By: _____
Walter Welch, Mayor



Commission Agenda Item

MEETING DATE: September 14, 2026

SUBJECT: Renewal of City Solid Waste Contract

PREPARED BY: Cap Wilson

RECOMMENDED ACTION:

Authorize and direct the City Manager to execute the renewal and extension of the City of Alachua-Waste Pro of Florida, Inc. Contract for Residential Collection and Disposal of Refuse, Yard Trash and Recyclable Materials for a term of four (4) years, beginning October 1, 2026, and ending September 30, 2030, as set forth in the contract presented to the City Commission this 24th of August 2026.

Summary

Renewal of City Solid Waste Contract

Waste Pro of Florida, Inc., a Florida Corporation (Waste Pro), came to the rescue of the City on January 1, 2009, when it took over the City's then-current residential solid waste contract. The Waste Pro contract has been amended and extended four (4) times.

Staff is pleased to report that the here proposed contract renewal rate is \$23.94, no increase over the current year and below the 2026-27 contract renewal rate for City of Newberry (\$29.55) and City of High Springs (\$24.50).

The history of Waste Pro's dedicated and highly efficient service is here recorded:

Timeline of Contract Events:

January 1, 2009: The first City-Waste Pro Residential Collection and Disposal of Refuse, Yard Trash and Recyclable Materials contract was executed. The term of the contract was through December 31, 2012.

November 17, 2011: City and Waste Pro entered into a Contract Amendment and Contract Extension (First Amendment). Changes included:

1. Waste Pro withdrew its 2.7% rate increase request.
2. There was a retroactive reduction for the month of October 2011 of \$0.25 per residential unit due to a reduction of the tonnage fee at The Laveda Brown Environmental Park and Transfer Station.

3. Effective November 1, 2011, City residential rates were reduced to \$18.20 and \$18.84 for Turkey Creek development until January 1, 2014, and then increased to \$18.75 and \$19.40 thereafter.
4. Waste Pro successfully conducted a four (4) year, City-wide clean-up and collection service to the point the contract that required two (2) yearly city-wide public participation clean-up was reduced to one (1), and Waste Pro agreed to support the City in one (1) special project per year.
5. Four (4) year contract extension, with contract term expiration date of December 31, 2016.

May 5, 2014: City and Waste Pro entered into a Second Contract Amendment (Second Amendment). Changes included:

1. The holiday schedule was amended and modified to coordinate with those days observed by the Alachua County Waste Transfer Station.

August 22, 2016: City and Waste Pro entered into a Third Contract Amendment Including Second Contract Extension (Third Amendment). Changes included:

1. Section 1, Definitions J (Fuel Cost per Gallon) was stricken in its entirety.
2. The Scope of Work was amended and modified to implement a change from the then-current system of customer-provided containers to a Uniform Size Cart System. The Uniform Size Cart System provides each participating residence—at no cost to the resident—a 96-gallon cart for disposal of household garbage and trash and a separate 64-gallon cart for recyclable material collection.
3. Paragraph 2 (Recyclable Material Collection) was amended and modified in its entirety to accommodate and provide for the change to a Uniform Size Cart System and the City-Waste Pro single stream method of collection, sorting, and disposal of recyclables.
4. Section 3 (Rate Adjustments—Changes in Cost of Doing Business and Collection Rates) was amended to extend and change the then-current anniversary date of the contract from January 1, 2017, to October 1, 2018, and every October 1 for each succeeding year for the remainder of the contract.
5. Section 3 (Rate Adjustments—Fuel Cost Adjustment) was stricken in its entirety.
6. Section 3 (Rate Adjustments—Unusual Changes to Disposal Costs) was amended to change the disposal cost per ton from \$51.10 per ton to \$48.08 per ton.
7. Section 6 (Duration of Contract—Commencement of Work) was amended to extend the term of the contract from December 31, 2016, the date established by the First Amendment, to September 30, 2022.
8. The Schedule of Payment to Waste Pro set forth in Section I(2) of Section 6 was amended to establish a single and uniform base price per customer due from City to \$15.50 per month, effective October 1, 2016.

9. October 1, 2018, was established as the anniversary date of the Third Amendment for purposes of Section 6 and all other provisions.
10. There would be no total annual rate adjustment, proposed or considered, that exceeds 1.5%.
11. The contract term was extended to September 30, 2022, to accommodate changing all future contract years to be consistent with the City fiscal year.

October 1, 2022: City and Waste Pro enter into Fourth Contract Amendment Including the Third Contract Extension (Fourth Amendment). Changes included:

1. Inclusion of the Consumer Price Index (CPI) as the mechanism for establishing base rate adjustments.
2. Increase in the solid waste fee per ton (tipping fee).
3. Inclusion of the City's right to directly pay the solid waste fee per ton.
4. Requirement for Waste Pro to submit monthly invoices to the City by the 10th of the month, and the City being required to remit payment thirty (30) days thereafter.
5. Invoices are to be computed by multiplying the initial number of residential units being provided with refuse service in the service area times the "base price" per unit.
6. Establishment of a \$100,000.00 performance bond requirement for Waste Pro.
7. Four (4) year contract extension, with a contract term expiration date of September 30, 2026.

August 24, 2026: Proposed and Recommended City of Alachua-Waste Pro of Florida, Inc. Contract for Residential Collection and Disposal of Refuse, Yard Trash and Recyclable Materials (Fifth Amendment). Changes include:

1. A restatement of the terms and conditions of the original contract effective January 1, 2009, as modified, incorporating and updating its First, Second, Third, Fourth Amendments and creating and incorporating the fifth amendments.
2. Adds and/or modifies definitions to Section 1 (e.g., Cart System, Collection of Recyclables, Mechanical (Automated and Semi-Automated)).
3. Modifies the Rate Adjustments language in Section 3.
4. Modifies the Unusual Changes and Disposal Costs language in Section 3.
5. Modifies Storage and Office Facilities language in Section 4.
6. Modifies and extends the Duration of Contract language in Section 6.
7. Includes language for "Trac Ez" in Section 8.
8. Removes Section 11 (Disposal of Refuse & Recyclable Materials) in its entirety, as redundant. See Section 7.
9. Waste Pro Compliance with the City of Alachua Purchasing and Sales Policy and Regulations in Section 12.
10. Notice by email in Section 19.

11. Requirement for Waste Pro to comply with E-Verify (Section 448.095, Florida Statutes), Human Trafficking (Section 787.06(13), Florida Statutes), Florida Statutes on Public Entity Crimes (Section 287.133, Florida Statutes), and Drug-Free Workplace (Section 287.087, Florida Statutes).

The proposed and recommended Fifth Amendment includes a rate pass (i.e., no increase in base price) for FY2026-27. For each subsequent fiscal year, Waste Pro would have the option to seek a base price increase not to exceed the current CPI.

The current contract base price is \$23.94, and the current number of residents being served is approximately 4,450. Therefore, this contract amounts to \$1,278,396.00 annually and \$106,533.00 monthly.

The City assessed rate to residents is \$25.60. That results in approximately \$1,367,040.00 annually and \$113,920.00 monthly. The City assesses a \$1.66 (i.e., $\$25.60 - \$23.94 = \$1.66$) administrative fee to cover the administration costs, including the billing process. The City administrative fee, in total, amounts to \$88,644.00 annually and \$7,387.00 monthly.

City of Alachua Ordinance 30-34 (Solid Waste Service Charges) was approved on August 12, 2022, establishing the City assessed rate of \$25.60. Waste Pro, pursuant to the CPI language of the contract, has had the ability to request an increase to the base fee but has not done so for the past four (4) years. They are also not seeking an increase for FY2026-27.

FINANCIAL IMPACT

+\$88,640.00

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 1
2. 2
3. 3
4. 4
5. 5
6. COA-Waste-Pro-USA_Final

CoA

WASTE PRO OF FLORIDA, INC.
CONTRACT

CITY OF ALACHUA, FLORIDA

**RESIDENTIAL COLLECTION AND
DISPOSAL OF REFUSE,
YARD TRASH AND RECYCLABLE
MATERIALS**

TABLE OF CONTENTS

Definitions	3
Scope of Work.....	6
Rate Adjustments	11
Storage and Office Facilities.....	12
Schedules and Routes.....	12
Duration of Contract - Commencement Work.....	15
Contractor's Relation to the City	16
Quality of Service.....	19
Equipment.....	21
Employment and Working Conditions	22
Disposal of Refuse	22
Compliance With Laws and Regulations.....	22
Insurance.....	22
City Held Harmless From Contractor	24
Liquidated Damages.....	26
City Ordinances	27
Amendments.....	27
Books and Records	27
Meetings	27
Notice	27
Assignment and Change of Control.....	27
Severability.....	28
EXHIBIT A – Public Entity Crimes.....	
EXHIBIT B – Drug-Free Workplace Form	
EXHIBIT C – Commencement of Work Form.....	

CONTRACT

THIS AGREEMENT, made and entered into this 30th day of December, 2008, by and between the City of Alachua, Florida, hereinafter referred to as "the City" and Waste Pro of Florida, Inc., hereinafter referred to as "the Contractor".

NOW THEREFORE, in consideration of the mutual covenants, agreements, and considerations contained herein, the City and the Contractor hereby agree as hereinafter set forth:

SECTION 1 - DEFINITIONS

For the purpose of this article the following terms, phrases, words and their derivation shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include singular number, and words in the singular number include the plural number. The "shall" is always mandatory and not merely directory.

- A. BULKY WASTES shall mean large discarded items generated from residences within the City, such as pallets, furniture, refrigerators, stoves, ranges, water heaters, freezers, small air conditioning units, washing machines, and other household appliances.
- B. CITY shall mean the City of Alachua, Florida, a municipal corporation, acting through the City Commission or City Manager, or official designated by the City Manager as the case may be.
- C. CITY MANAGER shall mean the City Manager or his designee and CITY'S PUBLIC SERVICES DIRECTOR shall mean City's Public Services Director or his designee or other City official with similar title and duties as determined by the City Manager.
- D. COMMERCIAL COLLECTION refers to collection, transportation, and disposal of refuse and the collection, transportation, and recovery of recyclable materials by a Contractor from participating commercial units in the service area. This contract does not include commercial collection as that will be accomplished on an open market basis per existing City, County and State ordinances.
- E. COMMERCIAL UNIT shall mean all units other than those described in Y(1), Y(2), and City-owned property and buildings.
- F. CONSTRUCTION AND DEMOLITION DEBRIS means discarded materials generally considered to be not water-soluble and non-hazardous in nature, including, but not limited to, steel, glass, brick, concrete, asphalt roofing material, pipe, gypsum wallboard, and lumber, from the construction or destruction of a structure as part of a construction or demolition project or from the renovation of a structure, and including rocks, soil, tree remains, trees, and other vegetative matter that normally results from land clearing or land development operations for a

construction project, including such debris from construction of structures at a site remote from the construction or demolition project site. Mixing of construction and demolition debris with other types of solid waste will cause it to be classified as other than construction and demolition debris. The term also includes:

1. Clean cardboard, paper, plastic, wood, and metal scraps from a construction project.
 2. Unpainted, non-treated wood scraps from facilities manufacturing materials used for construction of structures or their components and unpainted, non-treated wood pallets provided the wood scraps and pallets are separated from other solid waste where generated and the generator of such wood scraps or pallets implements reasonable practices of the generating industry to minimize the co-mingling of wood scraps or pallets with other solid waste.
 3. De minimis amounts of other non-hazardous wastes that are generated at construction or destruction projects, provided such amounts are consistent with best management practices of the industry.
- G. CONTRACTOR shall mean the individual, firm or corporation who or which agrees to perform the work or services as set forth in the contract bid and contract agreement.
- H. DESIGNATED RECOVERY FACILITY shall mean the recycling/ processing center(s) specifically agreed upon by the Contractor and City for the recovery of recyclable materials.
- I. EXCLUDED WASTE shall mean any and all debris and waste products generated by land clearing, building construction or alteration and hauled away by the respective Contractor (except do-it-yourself projects); multi-family dwelling units that utilize mechanically emptied containers; public works type construction projects whether performed by a governmental unit or by contract; waste produced by governmental agencies other than the City of Alachua; materials deemed by the City's Public Services Director to be hazardous waste and items not allowed at the County landfill or other approved landfill. The Contractor is not required to pick-up material left at residences by tree surgeons and/or landscape contractors.
- J. FUEL COST PER GALLON shall be the most recent listing of "On-Highway Retail Diesel Prices," Lower Atlantic Region, US Department of Energy, Information Administration, as published on the Internet at http://tonto.eia.doe.gov/oog/info/wohdp/diesel_detail_report.asp.
- K. GARBAGE shall include and mean all accumulations of animal, fruit or vegetable matter that attends the preparation, use, cooking and dealing in, or storage of meats, fish, fowl, fruit, vegetables, and any other matter of any nature whatsoever which is subject to decay, putrefaction and the generation of noxious and offensive gasses or odors, or which, during and after decay, may serve as breeding or feeding material for flies and/or other germ carrying insects; bottles, cans, or other food containers which due to their ability to retain water, may serve as a breeding place for mosquitoes or other water breeding insects; and does not include recyclables.

- L. **HOUSEHOLD TRASH** shall mean any and all accumulations of waste material from the operation of a home, which is not included within the definition of garbage. Household trash shall include all bulky wastes, yard toys, and building material waste from residential type do-it-yourself projects, but does not include vegetative matter.
- M. **MULTI-FAMILY DWELLING UNITS** shall mean any building containing more than four permanent living units, utilizing hand container collection.
- N. **PERFORMANCE BOND** shall mean the form of security approved by the City and furnished by the Contractor, as a guarantee that the Contractor will execute the work in accordance with the terms of the contract and will pay all lawful claims.
- O. **RECOVERED MATERIALS** means metal, paper, glass, plastic, textile, or rubber materials that have known recycling potential, can be feasibly recycled, and have been diverted and source separated or have been removed from the solid waste stream for sale, use, or reuse as raw materials, whether or not the materials require subsequent processing or separation from each other, but does not include materials destined for any use that constitutes disposal. Recovered materials as described above are not refuse.
- P. **RECYCLABLE MATERIALS** shall mean newspaper, corrugated cardboard, aluminum and metal beverage and food cans, all colors of glass bottles/jars, and plastic bottles coded 1 or 2 at the bottom, which previously held liquid (no automotive, food, or toxic chemical bottles), and such other materials as mutually agreed upon in writing by the Contractor and the Contract Administrator during the term of this Agreement.
- Q. **RECYCLING SERVICE AREA** shall mean the entire area within the City limits and as amended from time to time as a result of annexations to the City.
- R. **REFUSE** shall include and mean all garbage, dead animals, vegetative garden and yard trash, bulky wastes and household trash.
- S. **RESIDENTIAL COLLECTION** refers to collection, transportation, and disposal of refuse and the collection, transportation, and recovery of recyclable materials by the Contractor from participating residential units in the service area.
- T. **RESIDENTIAL RECYCLING CONTAINERS** shall mean the receptacles provided by the Contractor, distributed by or on behalf of the City for the intended use as a receptacle of recyclable materials.
- U. **SERVICE AREA** shall mean the corporate limits of the City of Alachua, as amended from time to time as a result of annexations to the City.
- V. **SOURCE SEPARATED** means the recovered materials are separated from solid waste where the recovered materials and solid waste are generated. The term does not require that various types of recovered materials be separated from each other and recognizes de minimis solid waste, in accordance with industry standards and practices, may be included in the recovered materials.

- W. SURETY shall mean the party who is bound with and for the Contractor to insure the payment of all lawful debts pertaining to and for the acceptable performance of the contract.
- X. TRASH unless specifically provided to the contrary, the term trash shall include and mean household trash, garden and yard trash as defined below.
- Y. UNIT – (Residential and Multi-Family Residential)
 - 1. RESIDENTIAL UNIT shall mean one single family dwelling or one living unit or a multi-family dwelling and mobile home park utilizing hand container collection.
 - 2. MULTI-FAMILY RESIDENTIAL UNIT shall mean multiple family dwelling buildings utilizing hand container collection.
- Z. VEGETATIVE GARDEN AND YARD TRASH shall mean any and all accumulations of grass, palm fronds, leaves, branches, shrubs, vines, trees, tree stumps, and other similar items generated by the maintenance of lawns, shrubs, gardens, and trees.

SECTION 2 - SCOPE OF WORK

It is the intent of this contract to provide for the total collection of all residential refuse in the City of Alachua, Florida, with the exception of exclusions which are specifically listed herein.

A. RESIDENTIAL UNITS (Single, Duplex, Multi-Family Dwelling Units Utilizing Hand Container Collection)

1. GARBAGE AND HOUSEHOLD TRASH

- a. WHEN: Beginning on January 1, 2009 through December 31, 2012, the Contractor shall collect garbage and trash from places of residence one time per week. Residents north of US 441 shall have collection on Friday. Residents south of US 441 shall have collection on Tuesday. Residential collection shall occur between the hours of 7:00am and 6:00pm inclusive. Notwithstanding, the foregoing, the City Commission may direct the City Manager prior to the conclusion of the second year (December 31, 2010) of this Agreement to implement a change from the Current System to either the Volume based Cart System or Uniform sized Cart System upon appropriate notification to customers. Rates for this service shall be negotiated by both parties.
- b. QUANTITY: The Contractor shall be required to pick up all household garbage and trash placed in a receptacle generated by a residential unit.

- c. **WHERE:** Complete garbage and household trash collection service is hereby provided for in this contract. Collections of garbage shall be made from the curbside or in-ground receptacle of the residential unit with the exception of handicapped residences, where special arrangements will be made for backdoor or side-yard pickup. Household trash and bulk items, such as household furniture and appliances, shall be placed at the curbside.
- d. **HOW:** The Contractor shall make collections with a minimum of noise and disturbance to the residents. Garbage receptacles shall be handled carefully by the Contractor, shall not be bent or otherwise abused, and shall be thoroughly emptied and left in an inverted position curbside or returned to the in-ground receptacle. In the event of damage by the Contractor to garbage receptacles, the Contractor shall be responsible for the timely repair or replacement of said receptacle. Refuse may be transferred from the residents' containers into tubs, cans, hampers, or other containers used by the Contractor in carrying refuse to collection trucks. This work shall be done in a sanitary manner. Any garbage or trash spilled by the collector shall be picked up immediately by the Contractor's employees.
- e. Monitoring of service will be performed by the City's Public Services Director.

2. VEGETATIVE GARDEN AND YARD TRASH

- a. **WHEN:** The Contractor shall collect garden and yard trash from places of residence one time per week on Wednesday.
- b. **QUANTITY:** The Contractor shall be required to pick up all vegetative garden and yard trash generated by a residential unit. The Contractor shall inform the owners of residential units that items such as tree limbs, tree trunks, palm fronds, etc., shall be cut in lengths of no greater than five (5) feet, if the item's diameter is less than six (6) inches. No single item shall exceed forty (40) pounds. Garden and Yard Trash shall be limited to 4 cubic yards per collection. This does not include land clearing operations or preparation for construction or removal of trees or tree trimming by a landscaping Contractor or tree surgeon. For items exceeding 40 pounds or diameters greater than six (6) inches, a special pick up shall be required and a reasonable service charge may be levied by the Contractor. The City's Public Services Director shall referee in the event of a dispute regarding the special pick up charge.
- c. **WHERE:** Vegetative garden and yard trash shall be collected from the front of the premises near the street (curbside). On streets where no parkways or lawn areas near the street are available for placement of trash, the owner or occupant shall place trash adjacent to the driveway, but not further than ten (10) feet from the street or in the street.
- d. **HOW:** The Contractor shall make collections with a minimum amount of noise and disturbance to the household. Reusable containers shall be handled carefully and shall be thoroughly emptied and left in an inverted position where they were found. Boxes and bags of garden and yard trash shall be collected and any spillage

picked up immediately by the Contractor. Loose piles of garden and yard trash shall be collected with pitch forks or other tools as needed, except for grass clippings, leaves, pine needles, etc. which must be containerized.

3. BULK WASTES: Bulk items such as household furniture and appliances may be removed by the Contractor two times per month on the first and third Mondays or at times prescribed by the City and the Contractor.

4. RECYCLABLE MATERIAL COLLECTION

- a. RECYCLABLE MATERIALS COLLECTION AND DISPOSAL: The services to be performed under this Agreement by the Contractor consists of curbside residential and multifamily residential collection of all recyclable materials, and collection of all recyclable materials from City-owned locations in the recycling service area, transportation, and recovery of said recyclable materials to a designated recovery facility, or, if no market is available, to the nearest landfill. The Contractor shall perform such services as are required to provide a complete recyclable materials program.
- b. PROPOSED SCHEDULE OF COLLECTION OF RECYCLABLES AND DESCRIPTION OF THE WORK: The Contractor shall collect all recyclable material set out for the purpose of recycling from all residential units. The collection of curbside residential recyclables shall be conducted using the single container, furnished by the Contractor, in a commingled state and source system separated at the truck for single family.
- c. FREQUENCY OF COLLECTION: The Contractor shall collect recyclable material within the service area one time per week. Residents north of US 441 shall have collection on Friday. Residents south of US 441 shall have collection on Tuesday.
- d. HOURS OF COLLECTION: Collection shall begin no earlier than seven o'clock (7:00) a.m. and shall cease no later than six o'clock (6:00) p.m.; provided however, that in the event of an emergency or unforeseen circumstances, collection may be permitted at a time not allowed by this paragraph following approval by the City's Public Services Director or designee.
- e. POINT OF PICKUP OF RECYCLABLE MATERIALS: Residential collection of residential recyclable materials shall be at curbside. Recycling bins shall be left in the location where they are found, behind the curb or within five (5) feet of the edge of pavement. Multi-family recyclable materials shall be picked up at a location adjacent to the regular refuse, or other such locations as will provide ready accessibility to the Contractor's collection crew and vehicle. In the event an appropriate location cannot be agreed upon, the City's Public Services Director shall designate the location. Handicapped residents will be accommodated at no additional fee.
- f. RECEPTACLES: The Contractor shall pickup all recyclable materials which have been properly prepared for collection and placed in recycling containers

or paper or plastic bags and set at the appropriate location. Contractor shall provide and maintain appropriately sized receptacles or containers at City owned locations for collection of recyclables. The receptacles may include dumpsters, totes and/or bins.

Each residence within the service area currently has one (1) container for recyclable materials to be collected. The Contractor will maintain an adequate supply of residential recycling containers.

Multi-family residential complexes utilizing mechanically emptied containers will utilize large totes (up to 90 gallon) for collection of each type of recyclable material. The totes are to be supplied by the Contractor at his expense.

g. METHOD OF COLLECTION OF RECYCLABLE MATERIALS: The Contractor shall make collections with a minimum of noise and disturbance to the householder. Any garbage or trash spilled by the Contractor shall be picked up immediately by the Contractor. Garbage receptacles shall be handled carefully by the Contractor, shall not be bent or otherwise abused, and shall be thoroughly emptied and then left at the proper point of collection. In the event of damage by the Contractor to garbage receptacles, the Contractor shall be responsible for the timely repair or replacement of said receptacle.

h. SCHEDULES AND ROUTES: Recyclable materials collection shall be made once per week. The contract administrator or designee is authorized to modify, extend or suspend schedules in the event of natural disaster, health hazard or any other state of emergency requiring such action.

Should the County close the landfill in honor of holidays, the Contractor shall not be required to collect on that day. The Contractor then would collect on the following day, excluding Sundays. Customers under this contract shall receive reasonable notification of the schedules provided by the Contractor prior to commencement of service.

i. MONITORING RECORDS: The Contractor shall be responsible for maintaining information and records adequate to determine participation rates and weekly set-out rates, by percentage, for each material, volume of solid waste diverted from landfill, weight by material of items recycled, neighborhoods above or below average participation and other information required by the City, County or State of Florida necessary to meet the requirements of the Solid Waste Management Act or to obtain grant funds from the Solid Waste Management Trust Fund. The first year the Contractor shall furnish quarterly reports to the City containing the required information and annual reports each year thereafter. Reports shall be on forms and in a format approved by the city.

j. MARKETING OF RECYCLABLE MATERIALS: The Contractor and the City shall cooperate to develop markets for recyclable materials. To the extent possible, based on availability, capacity and market prices, the

Contractor may market the recyclable materials through the Alachua County Recycling Center or through local business operations in surrounding counties. At a minimum, the Contractor will provide for taking, marketing or storing of recyclables at the nearest landfill.

- k. REVENUES GENERATED FROM RECYCLING: The Contractor shall account for all revenues generated through recycling and report all such revenues to the City on a quarterly basis. The revenue amounts are to be verified by accompanying accounting from the Buyer of the recyclable materials. The Contractor and the City shall share equally all net revenues from the sale of recyclable materials.
 - l. CHARGES FOR DISPOSAL OF RECYCLABLE MATERIAL: In the event that recyclable materials are not saleable and must be disposed of at a disposal facility, the Contractor will not charge the City for the number of tons of material so disposed. Any tipping or processing fee charged by the processor shall be the responsibility of the Contractor.
 - m. PROMOTION - PUBLIC RELATIONS AND EDUCATION: The Contractor will be responsible for the promotion of the recycling programs. The City and the Contractor will cooperate in the design of promotional events, educational programs, and the preparation of promotional materials, such as door hangers and/or flyers for public distribution. The Contractor will distribute written information to the residential participants on a periodic basis not less than two (2) times annually. The Contractor further agrees to conduct presentations for civic groups, homeowner associations and other appropriate citizen groups as deemed appropriate.
 - n. COLLECTION VEHICLES: The Contractor shall have on hand at all times and in good working order such equipment that shall permit the Contractor to adequately and efficiently perform its contractual duties. Equipment shall be obtained from nationally known and recognized manufacturers of recycling equipment and shall be kept in good repair, appearance, and in sanitary and clean condition at all times. Collection vehicles shall be designed for recyclables and have separate compartments into which the different recyclable materials may be placed. Prior to purchasing equipment, it shall be the responsibility of the Contractor to determine the available space, turning radius, ceiling heights, etc. of the likely buyers or processors of the recyclable materials. Replacement and additional vehicles shall be comparable equipment unless otherwise agreed by the City. Such reserve equipment shall correspond in size and capacity to the equipment used by the Contractor to perform the contractual duties. See Section 9, Paragraph A.
5. PARKS, PICNIC AREAS, PROPERTY OWNED, LEASED, RENTED AND CONTROLLED BY THE CITY OF ALACHUA AND CITYWIDE CLEAN-UPS
The Contractor shall empty all refuse containers used by the general public in any

of the areas or places named in the above caption. The schedule shall be provided by the City's Public Services Director and may be amended during the term of the contract upon the direction of the City's Public Services Director. Refuse containers shall be placed curbside. The City shall have the right to use regular commercial type trash containers or cans with covers provided by the Contractor. Servicing of these facilities shall be performed at no cost to the City. The Contractor shall participate in two (2) citywide clean-ups per year on days to be determined by the City and the Contractor. The Contractor shall provide the equipment, labor, and tipping fees for curbside collection of junk and bulk items, as well as two (2) 20-yard roll-off containers to be placed at specific locations for those residents who elect to drop off refuse during the clean-ups. These citywide clean-ups shall exclude tires, paint, and other items prohibited at the landfill. The Contractor will participate in the Alachua County Tire Round-up twice per year and provide roll-offs for these events.

6. MISCELLANEOUS:

a. DEAD FOWL/ANIMAL: The Contractor shall pick up dead fowl, reptiles, animals, fish (no greater than 40 pounds individually), from public rights-of-way, playgrounds, and all City-owned property within three (3) hours after notification on weekdays and four (4) hours after notification on weekends by the City's Public Services Director, his designee, or the Police Department.

b. VACANT LOTS: The Contractor shall collect trash from normal maintenance of vacant lots in the same manner as the collection from residences, except the Contractor will only be responsible for the weekly collection of up to and including: See SECTION 2-Scope of Work, 2. Garden and Yard Trash, Paragraph (b). The owner of the vacant lot will be billed for the actual cost of services provided. This cost will be determined by the Contractor and the City. The City will perform the billing to the individual resident for this service.

c. ILLEGAL DUMPS: The Contractor shall collect any piles of solid waste, trash, and/or yard trash illegally disposed of on public right-of-way and property within the service area, as requested by the City's Public Services Director.

SECTION 3 – RATE ADJUSTMENTS

A. CHANGES IN COST OF DOING BUSINESS AND COLLECTION RATES:

The fees or compensation payable to the franchisee for the third and subsequent years of the term hereof may be adjusted upward or downward from the Base Price on the anniversary date (January 1) of the contract upon written request of the City or the Contractor at least 90 days (October 1) before the anniversary date. If requested, the rate adjustment shall be equal to 70% of the annual net change in the Consumer Price Index (CPI) for All Urban Consumers, published by the US Department of Labor, Bureau of Labor Statistics. This annual net change shall be measured by taking the current year annual rate and comparing it to the preceding calendar year annual rate. For example, in January 2011, the calculation would compare the twelve-month

period ending in December 20010- to a like period in 2009. The CPI adjustment shall then be added to the Base Price. The CPI adjustment will only be applied to the cost of collection and will not be applied to the disposal costs. Any requests for changes in disposal costs shall follow the method described in Section 3 B. The Contractor has the right to request a separate rate adjustment due to increases in disposal costs. If a rate adjustment is not requested, the rate adjustment for that particular 12 month period shall be deemed waived and shall not be taken into consideration in the future rate adjustments. The City Commission shall ratify all rate adjustments requested by the Contractor. This shall be done by adoption of a Resolution. Adoption of an Ordinance shall be required in order to pass on any rate adjustments billed to City residents.

B. UNUSUAL CHANGES AND DISPOSAL COSTS:

The Contractor may petition the City on the anniversary date (January 1) of the contract for rate adjustments or at reasonable times on the basis of unusual changes in his cost of doing business, such as revised laws, ordinances, or regulations, changes in location of disposal sites or changes in disposal charges. Both the City and the Contractor acknowledge that the current disposal cost per ton is \$ 51.10 at the Alachua County Landfill. The City reserves the right at any time to directly pay disposal costs. In which instance the Contractor shall be directed to immediately negotiate residential rates which exclude collection costs. It is recognized that the actual disposal cost charged to the Contractor for disposal of residential solid waste collected pursuant to this Agreement is subject to change. In the event of such increase, the rate charged to the City shall be commensurate to the actual increase in disposal cost. Decreases in disposal costs shall be cause for a like dollar decrease in rates charged to the City. The City Commission shall ratify all rate adjustments requested by the Contractor. This shall be done by adoption of a Resolution. Adoption of an Ordinance shall be required in order to pass on any rate adjustments billed to City residents.

C. FUEL COST ADJUSTMENT:

The Contractor may petition the City on the third or subsequent anniversary date (January 1) of the contract for fuel cost adjustments. The total unit price for fuel shall be comprised of the sum of a collection and disposal price, and a Fuel Transport Component (FTC), which shall be subject to the fuel cost adjustment described below. If the City directly pays for disposal costs, then that amount shall be excluded from this calculation.

The Contractor shall base their FTC on the cost per gallon of diesel fuel, as of September 29, 2008, (\$3.99/gallon) as shown on the "On Highway Retail Diesel Prices," Lower Atlantic Region, US Department of Energy, Energy Information Administration, published on the Internet at http://tonto.eia.doe.gov/oog/info/wohdp/diesel_detail_report.asp.

The Contractor shall calculate the FTC at the beginning of the third and subsequent anniversary date (January 1) of the contract and shall apply the calculation to the

combined collection, disposal, and FTC price. If the City directly pays for disposal costs, then that amount shall be excluded from this calculation.

The initial FTC is the transport fuel component established as of September 29, 2008 (\$3.99/gallon). Subsequent annual FTC shall be determined by the following formula:

FTC equals new yearly fuel cost per gallon divided by initial fuel cost per gallon times initial FTC rounded to the nearest penny.

Example 1 Increase:

New quarterly fuel cost - \$5.75/gallon

Initial fuel cost - \$4.75/gallon

Initial FTC price - \$2.65/residence/month

New FTC price - \$3.21/residence/month $(\$5.75/\$4.75)*(\$2.65)$

Example 2 Decrease:

New quarterly fuel cost - \$4.00/gallon

Initial fuel cost - \$4.75/gallon

Initial FTC price - \$2.65/residence/month

New FTC price - \$2.23/residence/month $(\$4.00/\$4.75)*(\$2.65)$

On January 1 of the third and subsequent year of the contract term, the Contractor shall calculate the adjusted fuel component price as described above and send a letter to the City showing the calculation and the resulting end price for the following year. Under no circumstances, shall the City approve any increase greater than five percent (5%).

Any adjustments for fuel costs shall be deducted from any increases due from the CPI. Under no circumstances, shall the City approve any fuel increase for which the Contractor has been compensated for under the CPI adjustment. Both parties recognize that to do so would be tantamount to providing for an increase for the same component twice.

SECTION 4 - STORAGE AND OFFICE FACILITIES

The Contractor shall maintain an office and maintenance facility within sixty miles from the City of Alachua where such service may be applied for, and complaints can be made. It shall be equipped with sufficient telephones; shall have a responsible person in charge; shall be sufficiently staffed during collection hours; and shall be open during the hours of 8:00 a.m. to 5:00 p.m. However, the City will be supplied with Nextel radio number(s) of route manager(s)/supervisor(s) so that the City may contact Waste Pro of Florida, Inc. during the hours of 7:00 am to 7:00 pm inclusive.

SECTION 5 - SCHEDULES AND ROUTES

A. IN GENERAL

The Contractor shall abide by the routes and schedules as determined by the City. The City reserves the right to deny the Contractor's vehicles access to certain streets, alleys and public ways, inside the City or outside the City in route to the disposal facilities, where it is in the best interest of the general public to do so due to conditions of streets or bridges. The Contractor shall not interrupt the regular schedule and quality of service because of such street closures. Customers under this contract shall be notified by the Contractor of the schedules. Individual route starting times and succession of pickup shall remain constant to promote and achieve regularity of service. Any and all route and/or schedule changes, whether temporary or permanent, shall be approved by the City's Public Services Director. Written notices of changes in schedules shall be furnished to the customers by the Contractor at least ten (10) days prior to the actual change in routes or schedules. The City's Public Services Director's decision may be appealed to the City Manager. The decision of the City Manager shall be final.

NOTE: The Contractor's attention is directed to the fact that at various times during the year, the quantity of refuse to be disposed of is materially increased by fluctuations in the amount of garden and yard trash. This additional workload will not be considered as adequate justification for failure of the Contractor to maintain the required collection schedules and routes.

B. STORM

The Contractor shall have a disaster response plan for removal and disposal of excessive amounts of debris or refuse accumulated by reason of a storm of disastrous proportions, natural disaster, severe disturbance, riot or other calamity. The Contractor shall have at all times, written agreements with subcontractors for collection, hauling and disposal relating to the above should the Contractor not have sufficient resources of its own to affect a timely clean up. Such agreement should contain operational details and unit pricing for collection and hauling with actual disposal costs to be an add on. The initial subcontractor agreements are to be an addendum to this contract with annual renewals to be reviewed and agreed to by the City of Alachua. The Contractor's emergency response plan should also have operational details and unit pricing. Contractor and subcontractor agreements must be reviewed and agreed to by the City prior to the first of October each year, and submitted to the City prior to initial commencement of work under this contract, but no later than December 31, 2008.

Should an event of the above magnitude occur, the City's Public Services Director and the Contractor will meet as soon as possible to formulate and agree upon a clean up plan. Under no circumstances, shall the Contractor unilaterally suspend garden and yard trash service due to a natural disaster. This action shall be construed as a contract breach.

The City reserves the option to utilize the Contractor forces, Contractor's subcontractors, services other than provided by this contract (City's own Contractors), City forces, mutual aid agreements or any combination thereof to ensure a timely clean up.

C. FORCE MAJEURE

The performance of any act by the City or Contractor may be delayed or suspended at any time while, but only so long as, either party is hindered in or prevented from performance by acts of God, the elements, war, rebellion, strikes, lockouts or any other cause beyond the reasonable control of such party provided; however, the City shall have the right to provide substitute service from third party Contractors or City forces and, in such event, the City shall withhold payment due Contractor for such period of time. If the condition of force majeure exceeds a period of 14 days, the City may, at its option and discretion, cancel or renegotiate this Agreement.

D. EXCLUSIVE RIGHTS

The Contractor shall have sole and exclusive rights to collect refuse, as defined in the contract agreement, within the corporate limits of the City of Alachua with the following exception: Contractors and residential customers engaged in building or remodeling operations, shall be permitted to remove the waste accumulated as a result of their operations with their own trucks and labor or may contract with any licensed hauler to remove construction and demolition debris. All other waste removal will not be permitted by another solid waste Contractor, other than excluded waste, exempted yard waste and commercial recycled materials. The City of Alachua reserves the right to pick up refuse related to street maintenance and other activities related to City functions or ordinances. The Contractor shall have the exclusive right to collect and haul recyclable and recovered materials only from residential customers as terms are defined under State law.

E. MISCELLANEOUS

The Contractor shall not be responsible for scattered refuse unless the same has been caused by his acts or those of any of his employees, in which case, all such scattered refuse shall be picked up immediately by the Contractor. Employees of the Contractor shall not be required to expose themselves to the danger of being bitten by vicious dogs in order to accomplish refuse collection in any case where the owner or tenants have such animals at large. The Contractor shall immediately notify the customer and City's Public Services Director, in writing, of such conditions and of his inability to make collections because of such conditions.

F. HOLIDAYS

When a holiday falls on a regularly scheduled collection day, the Contractor shall collect refuse and recyclable materials on the following day, excluding Sunday. The following holidays shall be observed by the Contractor: Martin Luther King's Birthday, Independence Day, Labor Day, Thanksgiving Day, Christmas Day and New Year's Day.

SECTION 6 - DURATION OF CONTRACT - COMMENCEMENT OF WORK

- A. The term of this agreement shall be for a period of four (4) years, with work commencing on January 1, 2009, and ending on December 31, 2012, unless terminated or breached at an earlier date.
- B. The Contractor must commence work on the date and year entered in Section 6A.
- C. If determined to be in compliance with the City's purchasing rules and regulations and upon mutual agreement between the City and the Contractor, this contract may be extended upon expiration of the initial term of this contract based upon successful negotiations of rates between the City and Contractor. Negotiations shall commence at least nine (9) months before expiration of the initial term and shall be concluded within one hundred eighty (180) days prior to the expiration of the initial term of this contract. Nothing contained herein creates an obligation for either the City or Contractor to engage in such negotiations at the expiration of the term of this Contract.
- D. Nothing contained herein would prohibit the City and the Contractor from negotiating a higher or better level of service within the contract term and contract term extension(s) noted in sections A. and C. above and as referenced in Section 2 – Scope of Work, Paragraph A 1.

SECTION 7 - CONTRACTOR'S RELATION TO THE CITY

A. CONTRACTOR AS INDEPENDENT CONTRACTOR

It is expressly agreed and understood that the Contractor is, in all respects, an Independent Contractor as to the work. Notwithstanding in certain respects, the Contractor is bound to follow the direction of designated City officials and the Contractor is in no respect an agent, servant, or employee of the City. The contract specifies the work to be done by the Contractor, but the method to be employed to accomplish this work shall be the responsibility of the Contractor, unless otherwise provided in the contract.

B. SUBLETTING CONTRACT

The contract, or any portion thereof, shall not be sublet except with the prior written consent of the City Manager. Consent may be withheld for any reason or for no reason. No such consent will be construed as making the City a party of or to such subcontract, or subjecting the City to liability of any kind to any Subcontractor. No subcontract shall, under any circumstances, relieve the Contractor of his liability and obligation under this contract and despite any such subletting, the City shall deal through the Contractor. Subcontractors will be dealt with as workmen and representatives of the Contractor and, as such, will be subject to the same requirements as to character and competence as are other employees of the Contractor.

C. SUPERVISION OF CONTRACT PERFORMANCE

The Contractor's performance of this contract shall be supervised by the City's Public Services Director or some other official of the City designated by the City Manager and the Contractor shall be so notified in writing by the City's Public Services Director. If at any time during the life of the contract, performance satisfactory to the City's Public Services Director shall not have been made, the Contractor, upon notification by the City's Public Services Director, shall increase the force, tools and equipment as needed to properly perform this contract. The failure of the City's Public Services Director to give such notification shall not relieve the Contractor of his obligation to perform the work at the time and the manner specified by this contract.

D. CITY'S PUBLIC SERVICES DIRECTOR TO BE REFEREE

To prevent misunderstanding and any litigation, the City's Public Services Director or his designated representative, shall decide any and all questions which may arise concerning the quality and acceptability of the work and services performed, the sufficiency of performance, the interpretation of the contract provisions, and the acceptable fulfillment of the contract on the part of the Contractor. The City's Public Services Director will determine whether or not the amount, quantity, character and quality of the work performed are satisfactory. This determination shall be final, conclusive and binding upon both the City and the Contractor. The City's Public Services Director shall make such explanation as may be necessary to complete, explain or make definitive the provisions of this contract and his findings and conclusions shall be final and binding upon both parties.

E. INSPECTION OF WORK

The Contractor shall furnish the City's Public Services Director or his authorized representative with every reasonable opportunity for ascertaining whether or not the work, as performed, is in accordance with the requirements of the contract. The Contractor shall designate, in writing, the person to serve as agent and liaison between his organization and the City. He may designate himself to so serve. The City's Public Services Director may appoint qualified persons to inspect the Contractor's operation and equipment at any reasonable time and the Contractor shall admit members of the City Commission and other authorized representatives of the City to make such inspections at any reasonable time and place.

F. DISAGREEMENTS - REFUSE TO BE COLLECTED - HOW

It is recognized that disagreements may arise between the City and the Contractor with regard to the collection of certain items due to interpretation of the specific language in the contract. In the event a disagreement arises and refuse needs to be collected and disposed of, the City's Public Services Director or his authorized representative may notify the Contractor of the location of refuse which has not been collected due to disagreement between the City and the Contractor and it shall be the duty of the Contractor to remove all such refuse within two (2) days of the notice.

Should the Contractor fail to remove the refuse, the City will remove the refuse and the City shall deduct costs incurred from the next scheduled payment.

G. TAXES

The Contractor shall pay all federal, state and local taxes, to include sales tax, social security, workmen's compensation, unemployment insurance, and other required taxes which may be chargeable against labor, material, equipment, real estate and any other items necessary to and in the performance of this contract.

H. CITY NOT LIABLE FOR DELAYS

It is expressly agreed that in no event shall the City be liable or responsible to the Contractor or to any other person on account of any stoppage or delay in the work provided for herein, by injunction or other legal or equitable proceedings brought against the Contractor or from or by or on account of any delay from any cause over which the City has no control.

I. SCHEDULE OF PAYMENTS

For and in consideration of the services to be performed by the Contractor pursuant to this agreement, the City agrees to make payments to the Contractor as follows:

1. The Contractor will submit an invoice to the City by the 10th of the month following the month of service. The City will remit payment to the Contractor within thirty (30) days of receipt of invoice. The Contractor offers a payment discount with the following terms:
 - 2% if invoice is paid within 10 days of receipt (2-10 net 30).
 - City shall pay a service charge on all past due amounts (over 30 days aged) accruing from the date of the invoice at a rate of eighteen percent (18%) per annum.
2. The invoice shall be computed by multiplying the initial number of residential units being provided refuse service in the service area times the "Base Price" per unit. The City and the Contractor agree that the initial number of residential units being billed for refuse in the service area is 3,159. Of which 2,154 shall be billed to the City at the Base Price of \$17.28, and 1,005 shall be billed to the City at the Base Price of \$17.88 effective January 1, 2009. Thereafter, the "Base Price" shall be \$18.33 and \$18.93 effective July 1, 2009; \$19.29 and \$19.89 effective January 1, 2010. No adjustment to the Base Price for either CPI or fuel may be effective until January 1, 2011 as provided for in Section 3. The number of residential units being provided refuse service shall be reviewed once per year on the anniversary date (January 1). This count shall be provided to the Contractor and serve as the basis for future monthly billings to the City and for any funds due to/from the Contractor. If a significant number of households are annexed into the City, a revised count shall be done at that time.

J. CANCELLATION OR ANNULMENT OF CONTRACT

The Contractor and the City recognize that it is of paramount importance that the contract be performed and the individual customers receive service. If the Contractor fails to begin work at the time specified, or fails to perform the work with sufficient number of workmen and sufficient and adequate equipment to insure the proper and substantial performance of said refuse collection work, or performs the work unsuitably, or discontinues the prosecution of the work or any portion thereof, or for any other cause whatsoever, excepting only acts of God, does not carry on the work as aforesaid, or if the Contractor becomes insolvent or declares bankruptcy or commits any act of bankruptcy or insolvency, or allows any final judgment for the payment of money to stand against him unsatisfied, and if the City, through its City's Public Services Director, gives notice of such default, and the Contractor or his surety fails to cure such default within seven (7) days after giving of such notice by the City, then the City may thereupon, by action of the City Commission, declare the contract cancelled. Upon declaration of cancellation, the City may, at no cost to the City or compensation to the Contractor, enter into agreements with others for their performance of the work and services herein contracted for at the rates specified in this contract.

Such cancellation of the contract shall not relieve the Contractor or the surety of liability for failure to faithfully perform this contract and in case the expense incurred by the City in performing or causing to be performed the work and services provided for in this contract shall exceed the Base Price of the Contractor, as provided in this contract, then the Contractor (and the surety to the extent of its obligation) shall be liable to the City for said amount. Contractor's surety or security will not be released until such time as the term of this contract would otherwise have expired.

K. OPERATION DURING DISPUTE

In the event the City has not cancelled the contract in accordance with the terms provided above and there remains a dispute between the Contractor and the City, the Contractor agrees to continue to operate and perform under the terms of this contract while said dispute is pending and agrees that in the event a suit is filed for injunction or other relief to continue to operate the system until the final adjudication of the court.

SECTION 8 - QUALITY OF SERVICE

A. CHARACTER OF WORKMEN AND EQUIPMENT

The direction and supervision of refuse collection and disposal and recyclable material collection and recovery operations shall be by competent, qualified and sober personnel, and the Contractor shall devote sufficient personnel, time and attention to the direction of the operation to assure performance satisfactory to the City. All subcontractors, superintendents, foremen and workmen employed by the Contractor shall be careful and competent. The Contractor shall also provide uniforms with I.D. badge. All employees used by the Contractor during the terms of this agreement, shall be of a standing or affiliation that will permit the Contractor's performance

herein to be carried on harmoniously and without delay, and in no case, or in any circumstances, will such employees cause any disturbance, interference or delay to any work or service rendered to the City or by the City and in no case or in any circumstances will the employees conduct themselves negligently, disorderly or dishonestly in the due and proper performance of the employee's duties. The Contractor shall see to it that his employees serve the public in a courteous, helpful and impartial manner. He shall furnish the City with a current roster of employees every thirty (30) days. Contractor's employees collecting garbage will be required to follow the regular walk for pedestrians while on private property. No employee shall meddle with property that does not concern him. Care shall be taken to prevent damage to public and private property, including utilities, shrubs, flowers and other plants. After emptying containers, employees shall return them to the same location from which they were taken.

B. COOPERATION OF CONTRACTOR REQUIRED

The Contractor shall cooperate with authorized representatives of the City in every reasonable way in order to facilitate the progress of the work contemplated under this contract. He shall have at all times a competent and English speaking representative on the work authorized to receive orders and to act for him in the case of his absence.

C. HANDLING COMPLAINTS

The Contractor shall perform a service of high quality and keep the number of legitimate complaints to a minimum. The Contractor shall maintain a telephone listing in the name in which he is doing business as a Contractor and provide answering service for those customers needing to contact him during collection hours Monday through Friday.

In order that the City may be informed of the quality of service, the Contractor agrees to maintain a record of all complaints for inspection by the City. The Contractor agrees to furnish a monthly report of all complaints, listing the name and address of the person complaining, the nature of the complaint, and disposition of such complaint. All complaints whether received in person, by mail or telephone, shall be recorded in triplicate, one (1) copy to go to the City and two (2) copies to be retained by the Contractor. Complaints received shall be resolved the same day if received prior to noon and by noon the following day if received after noon. For each month in which the number of unresolved legitimate complaints reaches ten or more, whether for garbage or trash, or any other cause, the City shall be entitled to claim liquidated damages of one hundred (\$100) dollars per complaint. Each complaint shall be considered legitimate unless satisfactory disposition of the claim is furnished. The decision of the City Manager or his designee shall be final.

D. CUSTOMER INFORMATION

The Contractor shall provide each residential customer with a condensed version, approved by the City, of rules and regulations for residential refuse collection and residential recyclable material collection. Said condensed version shall outline obligations of the customer and Contractor, according to terms of this agreement.

E. GUARANTEES OF PERFORMANCE

PERFORMANCE BOND: The Contractor hereby deposits with the City a performance bond in the amount of one hundred percent (100%) of the total annual Base Price as a guarantee to the City of faithful performance under the terms of this contract. In no event shall the bond be less than \$500,000. The bond shall be maintained for the duration of this contract including any extensions of it. Contractor shall supply the City with a new annually renewable bond at least 30 days prior to the expiration of any bond. Failure to keep the bond in full force and effect shall be a material breach and entitle the City to immediately terminate the Contract. This performance bond shall be written by a company with a Class 9, A or higher financial rating as shown in Best's Key Rating Guide.

SECTION 9 - EQUIPMENT

A. TYPE

The Contractor shall have on hand at all times and in good working order such equipment as shall permit the Contractor to adequately and efficiently perform its contractual duties. The Contractor shall provide appropriate equipment, such as pup trucks, for collection on private streets that are neither County nor City maintained roadways to minimize damage to those private streets. If additional equipment is necessary, equipment shall be obtained from nationally known and recognized manufacturers of garbage collection and disposal equipment. All replacement and additional vehicles shall be new equipment unless otherwise agreed to by the City. All equipment shall be kept in good repair, appearance, and in a sanitary and clean condition at all times. The Contractor shall have available reserve equipment used by the Contractor to perform the contractual duties. A list of equipment proposed to be used to meet the requirements of this contract shall be supplied to the City by December 31, 2008. The Contractor agrees to furnish the City with radio communication access for the purpose of communicating with the Contractor's dispatcher and/or field supervisor.

B. AMOUNT

The Contractor shall provide sufficient equipment, in proper operating condition, so regular schedules and routes of collection can be maintained.

C. CONDITION

Equipment is to be maintained in a reasonable, safe, working condition, to be painted uniformly, the company name, telephone number, and the number of the vehicle printed in letters not less than four (4) inches high, on each side of the vehicle, and vehicles shall be numbered and a record kept of the vehicle to which each number is assigned. No advertising shall be permitted on vehicles servicing the City of Alachua. The Contractor is required to keep collection vehicles and containers emptied by mechanical means, cleaned and painted to present a pleasing appearance.

D. OPERATION

Each non-packer trash vehicle shall be equipped with a cover which may be net with mesh not greater than one and one-half inches, or tarpaulin, or fully enclosed metal top. Such cover shall be kept in good order and used to cover the load going to and from the disposal facility during loading operations or when parked, if the contents are likely to be scattered if not covered. Vehicles shall not be overloaded so as to scatter refuse; however, if refuse is scattered from the Contractor's vehicle for any reason, it shall be picked up immediately. Each vehicle shall have a fork and broom for this purpose. The Contractor's vehicles are not to interfere unduly with vehicular or pedestrian traffic and vehicles are not to be left standing on streets unattended except as made necessary by loading operations, and shall move with the traffic flow.

SECTION 10 – EMPLOYMENT AND WORKING CONDITIONS

The Contractor shall comply with all applicable state and federal laws relating to wages and hours, and all other applicable laws relating to the employment or the protection of employees now or hereafter in affect. The Contractor is required and hereby agrees by accepting this contract, to pay all employees not less than the federal minimum wage and to abide by other requirements as established by the Congress of the United States in the Fair Labor Standards Act as amended, and changed from time to time. Contractor also agrees that upon written request, the Contractor will provide the City all information and policies, whether written or oral, relating to the wages or terms and conditions of employment for employees in the service of the Contractor under this agreement.

SECTION 11 - DISPOSAL OF REFUSE & RECYCLABLE MATERIALS

Refuse collected by the Contractor is suggested to be hauled to the disposal facility owned and operated by Alachua County when economically feasible. The City will not be responsible for disposal fees charged by the County or other disposal operators for the Contractor to use the facility. The Contractor shall seek the highest market price for all recyclable materials.

SECTION 12 - COMPLIANCE WITH LAWS AND REGULATIONS

The Contractor hereby agrees to abide by all applicable federal, state, county and city laws and regulations. The Contractor and his surety indemnify and save harmless the City, all its officers, representatives, agents and employees against any claim or liability arising from or based on the violation of any such laws, ordinances, regulations, order or other decree, whether by himself, his employees or his sub Contractor. This clause shall apply not only during the term of this agreement, but also as to any claim, liability, or damages which are based on the Contractor's conduct during the term of this agreement and in the event the City is charged with the responsibility, jointly or severally, for the aforementioned conduct as a successor to the Contractor.

SECTION 13 - INSURANCE

The Contractor shall not commence work under this contract until he has obtained all insurance required under this contract and such insurance coverage has been approved by the City Manager of the City of Alachua or his designee, or shall the Contractor allow any subcontractor to commence work on subcontracts until similar insurance of the subcontractor has been obtained and approved.

A. COMPENSATION INSURANCE

The Contractor shall provide and maintain during the life of this contract, Worker's Compensation Insurance at the statutory limits in accordance with Florida law, for all of his employees, who are employed in connection with the work, and in case the work is sublet, the Contractor shall require the subcontractor similarly to provide Worker's Compensation Insurance for all the latter's employees, unless such employees are covered by the protection afforded by the Contractor. In case any class of employees engaged in hazardous work under this contract are not protected under the Worker's Compensation Statute, the Contractor shall provide and shall cause each subcontractor to provide adequate insurance coverage for the unemployment compensation protection of his employees not under or otherwise protected.

B. PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE

The Contractor shall provide and maintain during the life of this contract, at his own expense, such public liability and property damage insurance, with the City of Alachua also being named as insured, as shall protect him and any subcontractor performing work covered by this contract, from claims for property damage, which may arise from operations under this contract, whether such operations be by himself or by a subcontractor, or anyone directly employed by the Contractor or subcontractor, and the amount of such insurance shall be as follows:

1. COMPREHENSIVE GENERAL LIABILITY INSURANCE

The Contractor shall provide and maintain during the life of the contract, at his own expense, Comprehensive General Liability Insurance. Coverage must afford on a form no more restrictive than the latest edition of the Comprehensive General Liability Policy filed by the Insurance Services Office and must include:

- a. Minimum limits of \$2,000,000 per occurrence, \$2,000,000 in the aggregate, combined for bodily injury liability and property damage liability.
- b. Premises and/or operations.
- c. Independent Contractors.
- d. Products and/or completed operations.

The contractual coverage must specify that it covers the Hold Harmless Agreement which is part of this contract.

2. BUSINESS AUTOMOBILE POLICY

The Contractor shall provide and maintain during the life of the contract, at his own expense, Comprehensive Automobile Liability Insurance. Coverage must be afforded on a form no more restrictive than the latest edition of the Business Auto Policy filed by the Insurance Services Office and must include:

- a. Minimum limits of \$1,000,000 per occurrence combined for bodily injury liability and property damage liability.
- b. Owned vehicles.
- c. Hired and non-owned vehicles.

The contractual coverage must specify that it covers the Hold Harmless Agreement which is part of this contract.

3. UMBRELLA LIABILITY

In addition to the above limits, the Contractor shall provide at least a \$4,000,000 umbrella or excess liability insurance policy, which shall be in full force and effect, covering all insurance lines, including, but not limited to, Comprehensive General Liability Insurance and Comprehensive Automobile Liability Insurance.

C. PROOF OF INSURANCE

The Contractor shall furnish the City Manager, prior to the start of any operations under this contract, satisfactory proof of carriage of the insurance required with an insurance company satisfactory and acceptable with the City. No policy is acceptable to the City that can be cancelled by the insurer in less than thirty (30) days after the insured has received written notice of such cancellation provision of the policy. To be acceptable to the City, each insurance certificate shall contain a clause substantially as follows:

“The policies referred to herein provide that they cannot be cancelled by the insurer in less than thirty (30) days after the insured has received written notice of such cancellation, and equal notification by the insured to the City. The insured shall endeavor to encourage the insurer to provide like notice to the City.”

All insurance policies shall name the City of Alachua as additional insured on the policies.

Should the Contractor fail to provide such insurance, the City may secure the same, the cost of which shall be reimbursed to the City by the Contractor or the City may cancel the contract.

SECTION 14 - CITY HELD HARMLESS FROM INJURIES, DAMAGES AND CERTAIN OTHER ACTS OF THE CONTRACTOR

The Contractor and his surety hereby expressly bind themselves to defend, indemnify and save the City harmless, to the extent of Contractor's fault, from all suits or actions of every name and description brought against said City for or on account of any injuries or damages received or sustained by any party or parties from the acts, omissions or negligence of, said Contractor, or his servants or agents, including subcontractors engaged in doing the work herein contracted for, or by, or in consequence of any negligence in guarding against same, or in any improper materials or equipment used in its performance, or by or on account of any act or omission of the said Contractor, or on account of any claims or amounts recovered for infringement of patent, trademark, or copyright, or from any claims or amounts arising or recovered under the Workmen's Compensation Laws. In case there is any money due to the Contractor, so much of the money due the said Contractor as the City's Public Services Director shall deem necessary to protect the City, may be retained by the City until such suit, or suits, action or actions, claim or claims, injuries, damages as aforesaid, shall have been settled and suitable evidence to that effect has been furnished the City's Public Services Director.

SECTION 15 - LIQUIDATED DAMAGES

Should the Contractor fail to perform in accordance with the provisions of this contract and/or refuse to pay liquidated damages upon receipt of invoice from the City, the City shall, in addition to the amounts provided in other provisions of this contract, be entitled to claim against the performance bond of the Contractor as provided in Section 8E, or deduct from the next regularly scheduled payment to Contractor, the following amounts, not as a penalty, but as liquidated damages for such breach of contract:

A.	Unresolved legitimate complaints over ten (10) per month.	\$100 per incident, including the first ten (10)
B.	Collection of Residential Solid Waste and/or Recyclables before 7:00 AM or after 6:00 PM.	\$100 per incident
C.	Failure to collect residential refuse, recyclables, bulky waste, and vegetative trash in accordance with the then adopted current route schedules.	\$100 per incident
D.	Failure to clean spillage in accordance with contract provisions after notification by the City.	\$50 per incident
E.	Failure to replace damaged container within seven (7) days after notification by the City.	\$50 per incident
F.	Failure to repair damage to customer's property within seven (7) days after notification by the City.	\$100 per incident
G.	Failure to maintain office hours as required.	\$100 per incident
H.	Equipment Operator not properly licensed.	\$100 per incident
I.	Failure to provide documents and reports in a timely and accurate manner after seven (7) day notice by the City.	\$100 per incident
J.	Failure to comply with employee roster and proper uniforms.	\$100 per incident
K.	Using improper equipment to service residential customers on private roads.	\$50 per incident
L.	Failure to provide customer recycle bins within seven (7) days after notification by the City.	\$50 per incident
M.	Failure to report recycling activity quarterly in the format determined by the City, for the purpose of tracking and verifying citywide recycling activity.	\$50 per incident

SECTION 16 - CITY ORDINANCES

Nothing contained in any ordinance of the City now in effect, hereafter adopted, pertaining to the collection of garbage and trash shall in any way be construed to affect, change or modify or otherwise alter the duties, responsibilities and operation of the Contractor in the performance of the terms of this contract. It is the intention hereof that the Contractor be required to perform strictly the terms of this contract, regardless of the effect or interpretation of any municipal ordinances which in any way relate to garbage and trash.

SECTION 17 - AMENDMENTS

The City and Contractor shall have the right to amend this contract as necessary to comply with federal, state and local laws and regulations, as amended from time to time. Such amendments shall take effect within thirty (30) days of the Contractor's receipt of the written amended contract. Amendments which are consistent with the purposes of this contract may be made with the mutual consent, in writing, of the parties and in accordance with the City Charter and other applicable laws and ordinances.

SECTION 18 - BOOKS AND RECORDS

The City shall have the right upon reasonable notice to inspect and review Contractor's books and records regarding Contractor's performance of services hereunder. The City shall maintain such records in a confidential manner to the extent permitted by law.

SECTION 19 - MEETINGS

The City and the Contractor hereby agree to meet at least quarterly to review contract and performance items and any other relevant topics regarding the services provided by the Contractor. The City's Public Services Director shall schedule quarterly meetings at a time and location convenient to both the City and the Contractor.

SECTION 20 - NOTICE

Notices for purposes of the Contractor as called for under this agreement should be forwarded to Mr. Bob Hyres, Corporate Secretary, P. O. Box 7209; Longwood, Florida, 32791. .

Notices to the City should be forwarded to the City Manager, City of Alachua, Post Office Box 9, Alachua, Florida 32616, with copy provided to City's Public Services Director, City of Alachua, Post Office Box 9, Alachua, Florida, 32616. Any notices hereunder shall be sent certified mail return receipt requested.

SECTION 21 - ASSIGNMENT AND CHANGE OF CONTROL

Contractor shall make no assignment of its rights or obligations under the Contract without first obtaining the written consent of the City, which may be granted or withheld in its sole discretion. In the event Contractor is a corporation, partnership or legal entity, there shall be

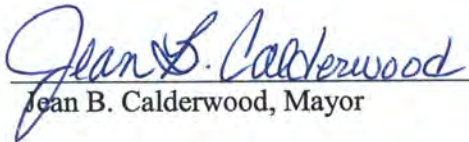
no change in the direct or indirect legal or factual control of such entity without first obtaining the written consent of the City. A change of legal control includes, but is not limited to, a transfer of ownership of over 20% of the Contractor or any person or entity owning a 20% or greater interest, direct or indirect, in the Contractor.

SECTION 22 - SEVERABILITY

If any article or section of this agreement or of any supplements or riders thereto, should be held invalid by operation of law or by any tribunal of competent jurisdiction, or if compliance with or enforcement of any article or section should be restrained by such tribunal pending a final determination as to its validity, the remainder of this agreement and of any supplements or riders thereto, or the application of such article or section to persons or circumstances other than those to which it has been held invalid or as to which compliance with or enforcement of has been restrained, shall not be affected thereby.

IN WITNESS WHEREOF, the City of Alachua and Waste Pro of Florida, Inc. have caused this contract to be executed the day and year hereinafter.

THE CITY OF ALACHUA, FLORIDA


Jean B. Calderwood, Mayor

Date: 1/22/09

ATTEST:

By: 

Date: 1-22-09


Clovis Watson, Jr., MBA, City
Manager

Date: 1/22/09

APPROVED AS TO FORM:


Marian B. Rush, City Attorney

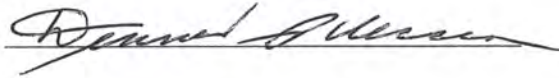
Date: 1/22/09

WASTE PRO OF FLORIDA, INC.



Bob J. Hyres, Executive Vice-President,
Corporate Secretary

Date: 1/13/2009



ATTEST:

By: 

Date: 1/13/2009

EXHIBIT A

Public Entity Crime

**CITY OF ALACHUA, FLORIDA
FLORIDA STATUTES ON PUBLIC ENTITY CRIMES FORM**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to City of Alachua, Florida

by Robert J. Hynes - Executive Vice President
(print individual's name and title)

for Waste Pro of Florida, Inc.
(print name of entity submitting sworn statement)

whose business address is

2401 West S.R. 434, Suite 315
Longwood, FL 32779

and (if applicable) its Federal Employer Identification Number (FEIN) is

59-3701785

(if the entity has no FEIN) include the Social Security Number of the individual signing this sworn Statement

- _____
2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g) Florida Statutes means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
3. I understand that "conviction" as defined in Paragraph 287.133(1)(b) Florida Statutes means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a) Florida Statutes means
- a. A predecessor or successor of a person convicted of a public entity crime; or
 - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income

among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(l)(c) Florida Statutes means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

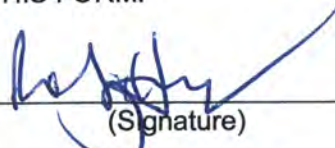
Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(Indicate which statement applies.)**

☒ Neither the entity submitting this sworn statement nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐ The entity submitting this sworn statement or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (attach a copy of the final order)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.


(Signature)

Sworn to and subscribed before me this 13 day of January, 2008⁹

Personally known _____

OR produced identification _____

Notary Public - State of FLORIDA

(Type of Identification)

My Commission expires _____



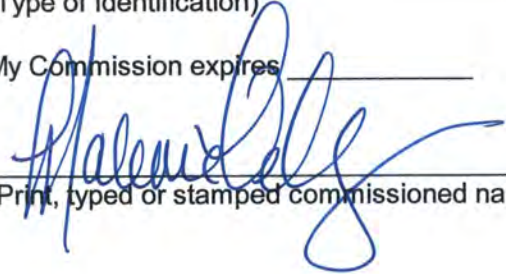

(Print, typed or stamped commissioned name of notary public)

EXHIBIT B

Drug-Free Workplace

**CITY OF ALACHUA, FLORIDA
DRUG-FREE WORKPLACE FORM**

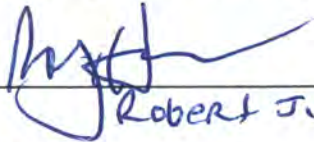
The undersigned vendor, in accordance with Florida Statute 287.087, hereby certifies that Waste Pro of Florida, Inc. does:

Name of Business

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, employee assistance programs and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in Paragraph 1.
4. In the statement specified in Paragraph 1, notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any convictions of, or plea of guilty or nolo contendere to, any violation of Chapter 1893 or of any controlled substance law of the United States or any state, for any violation occurring in the workplace, no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free work- place through implementation of Paragraphs 1 through 5.

As the person authorized to sign this statement, I certify that this firm complies fully with the above requirements.

Applicant's Signature: _____


Robert J. Hyer - EUP

Date: _____

1/13/2009

EXHIBIT C

Commencement of Work

The undersigned hereby agrees to commence work January 1, 2009. In addition, the undersigned herewith submits all documents required by the City.

Signature: _____

Title: Robert J. Hynes - Executive Vice President

Company: Waste Pro of Florida, Inc.

Address: 2101 West SR 434, Suite 315; Longwood, Florida 32779

Phone Number: 407 869-8800

The Hanover Insurance Company
440 Lincoln Street
Worcester, MA 01653

PERFORMANCE BOND
Annual Form

Bond No. 1806676

KNOW ALL BY THESE PRESENTS, That we Waste Pro of Florida, Inc,
as Principal, and The Hanover Insurance Company, of Worcester, MA,
authorized to do business in the State of NH, as Surety, are held and firmly
bound unto The City of Alachua, as Obligee, in the maximum penal
sum of Five Hundred Thousand Dollars and 00/100 Dollars (\$500,000.00), lawful money of the United
States of America, for which payment well and truly to be made we bind ourselves, our
heirs, executors and assigns, jointly and severally, firmly by this Surety Bond.

WHEREAS, the Principal has entered, or is about to enter, into a written agreement with
the Obligee to perform in accordance with the terms and conditions of the Residential
Collection and Disposal of Solid Waste Yard Trash and Recycling,
hereafter referred to as the Contract), said Contract is hereby referred to and made a part
hereof,

NOW THEREFORE, the condition of this obligation is such that if the above named
Principal, its successors and assigns, shall well and truly perform its obligations as set
forth in the above mentioned Contract, then this Bond shall be void; otherwise to remain
in full force and effect pursuant to its terms.

Notwithstanding anything to the contrary in the Contract, the Bond is subject to the
following express conditions:

1. Whereas, the Obligee has agreed to accept this Bond, this Bond shall be effective
for the definite period of January 1, 2009 to December 31, 2009. The Bond may be
extended, at the sole option of the Surety, by continuation certificate for
additional periods from the expiry date hereof. However, neither: (a) the
Surety's decision not to issue a continuation certificate, nor (b) the failure or
inability of the Principal to file a replacement bond or other security in the event
the Surety exercises its right to not renew this Bond, shall itself constitute a loss to
the Obligee recoverable under this bond or any extension thereof.
2. The above referenced Contract has a term ending December 31, 2009. Regardless of
the number of years this Bond is in force or the number of continuation
certificates issued, this Bond shall not be extended beyond December 31, 2009,
unless earlier nonrenewed pursuant to paragraph 1 above.
3. No claim, action, suit or proceeding, except as hereinafter set forth, shall be had
or maintained against the Surety on this instrument unless such claim, action, suit

or proceeding is brought or instituted upon the Surety within one year from termination or expiration of the bond term.

4. Regardless of the number of years this Bond is in force or the number of continuation certificates issued, the liability of the Surety shall not be cumulative in amounts from period to period and shall in no event exceed the amount set forth above, or as amended by rider.
5. Any notice, demand, certification or request for payment, made under this Bond shall be made in writing to the Surety at the address specified below. Any demand or request for payment must be made prior to the expiry date of this Bond.

Surety Address:

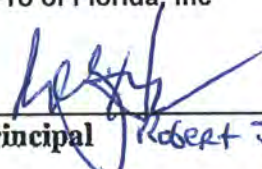
The Hanover Insurance Company
440 Lincoln Street
Worcester, MA 01653

Claim Department

6. If any conflict or inconsistency exists between the Surety's obligations or undertakings as described in this Bond and as described in the underlying Contract, then the terms of this Bond shall prevail.

SIGNED, SEALED AND DATED this 10th **day of** November, 2008.

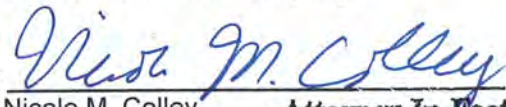
Waste Pro of Florida, Inc

BY: 

Principal

Robert J. Hyres EVP

The Hanover Insurance Company

BY: 

Nicole M. Colley

, Attorney-In-Fact

Surety Phone No.

Certified Copy Void Without Hanover Watermark
This Power of Attorney may not be used to execute any bond with an inception date after June 1, 2010

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWERS OF ATTORNEY
CERTIFIED COPY

KNOW ALL MEN BY THESE PRESENTS: That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, do hereby constitute and appoint
Arthur L. Colley and/or Nicole M. Colley

of **Charlotte, NC** and each is a true and lawful Attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, or, if the following line be filled in, only within the area therein designated

any and all bonds, recognizances, undertakings, contracts of indemnity or other writings obligatory in the nature thereof, as follows:
Any such obligations in the United States, not to exceed Twenty Million and No/100 (\$20,000,000) in any single instance

and said companies hereby ratify and confirm all and whatsoever said Attorney(s)-in-fact may lawfully do in the premises by virtue of these presents. These appointments are made under and by authority of the following Resolution passed by the Board of Directors of said Companies which resolutions are still in effect:

"RESOLVED, That the President or any Vice President, in conjunction with any Assistant Vice President, be and they are hereby authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as its acts, to execute and acknowledge for and on its behalf as Surety any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons." (Adopted October 7, 1981 - The Hanover Insurance Company; Adopted April 14, 1982 - Massachusetts Bay Insurance Company; Adopted September 7, 2001 - Citizens Insurance Company of America)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by a Vice President and an Assistant Vice President, this **12th** day of **June**, 2007.



THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

Richard M. Van Stenburgh
Richard M. Van Stenburgh, Vice President

Paul F. Carleo
Paul F. Carleo, Assistant Vice President

THE COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) ss.

On this **12th** day of **June** 2007, before me came the above named Vice President and Assistant Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.



Barbara A. Garlick
Notary Public

My commission expires on November 3, 2011

I, the undersigned Assistant Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

This Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America.

"RESOLVED, That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or any Vice President in conjunction with any Assistant Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile." (Adopted October 7, 1981 - The Hanover Insurance Company; Adopted April 14, 1982 Massachusetts Bay Insurance Company; Adopted September 7, 2001 - Citizens Insurance Company of America)

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this **1st** day of **January**, 2007.

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

Stephen L. Brault
Stephen L. Brault, Assistant Vice President

Certified Copy Void Without Hanover Watermark



CITY OF ALACHUA

15100 NW 142nd TERRACE
ALACHUA, FL 32615
386/418-6105 Fax 386/418-6107

PURCHASE ORDER: 6004378

Page: 1 of 1

***** VENDOR *****
WASTE PRO OF FLORIDA
P.O. BOX 1630
ALACHUA FL 32616

***** DELIVER TO *****
CITY OF ALACHUA
P.O. BOX 9
ALACHUA, FL 32616-0009

Ordered	Due	Ship Via	FOB	Terms	Customer#
11/13/08	11/20/08			2%10 N30	

Requisition No.	Vendor No.	Vendor Phone	Vendor Fax
	2355-1	386/462-2500	386/462-2132

No	Quantity	U/M	Description	Unit Price	Extended	G/L Account
1	1.00	yr	Residential garbage contract	488,547.0000	488,547.00	0015343400
				** TOTAL **	488,547.00	

VENDOR INSTRUCTIONS:

1. Mail Invoices to: CITY OF ALACHUA
PO Box 9
ALACHUA FL 32616-0009
ATTN:ACCOUNTS PAYABLES
2. Invoices & Packages must bear the P.O. No. above.
3. Purchases may not exceed the total amount of this order without prior approval by the Purchasing Div.
4. Acceptance of this order includes acceptance of all terms, prices, delivery instructions, specifications and conditions.
5. State Tax Exempt#: 85-8012595867C-6 FIN: 59-6000262
6. If you have questions, please call 386-418-6105

SPECIAL INSTRUCTIONS:

Residential garbage contract, FY09

Frank Smith III

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/04/2008

PRODUCER (407)898-2211 FAX (407)898-1850 Closson Insurance Agency, LLC Post Office Box 547275 Orlando,, FL 32854-7275	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
INSURED	INSURERS AFFORDING COVERAGE	NAIC #
Waste Pro USA Inc.	INSURER A: Zurich American Insurance Co.	16535
Waste Pro of Florida Inc.	INSURER B: Steadfast Insurance Co.	26387
P. O. Box 7209	INSURER C: Midwest Employers Cas. Ins.Co.	23612
Longwood, Fl 32791-7209	INSURER D:	
	INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A-	GENERAL LIABILITY	GL05402367-05	01/01/2008	01/01/2009	EACH OCCURRENCE \$ 1,000,000
	☒ COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	☐ CLAIMS MADE ☒ OCCUR				MED EXP (Any one person) \$ 5,000
					PERSONAL & ADV INJURY \$ 1,000,000
					GENERAL AGGREGATE \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:				PRODUCTS - COMP/OP AGG \$ 2,000,000
	☐ POLICY ☒ PRO-JECT ☐ LOC				
A	AUTOMOBILE LIABILITY	BAP5402371-05 (FLA)	01/01/2008	01/01/2009	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	☒ ANY AUTO				BODILY INJURY (Per person) \$
	☐ ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	☐ SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
	☒ HIRED AUTOS				
	☒ NON-OWNED AUTOS				
	☒ Comp and Collision	3000 COMP/3000 COLL			
	☒ Liab. deductible	\$100,000 BI&PD DED.			
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
	☐ ANY AUTO				OTHER THAN EA ACC \$
					AUTO ONLY: AGG \$
B	EXCESS/UMBRELLA LIABILITY	SU09217568-02	01/01/2008	01/01/2009	EACH OCCURRENCE \$ 25,000,000
	☒ OCCUR ☐ CLAIMS MADE				AGGREGATE \$
					25,000,000 \$ 25,000,000
	☐ DEDUCTIBLE				\$
	☒ RETENTION \$ 10,000				\$
					\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	MWLD060033	11/06/2008	11/06/2009	☒ WC STATU-TORY LIMITS ☐ OTH-ER \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
					E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	POLLUTION LIABILITY	PLC5244706 04	01/01/2008	01/01/2009	1,000,000 Per claim/\$2,000,000 aggregate \$10,000 per claim deductible

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 RE: WASTE COLLECTION CONTRACT. Certificate holder is included as additional insured as respects to general liability.

CERTIFICATE HOLDER

City of Alachua Daniell Judd P. O. Box 9 Alachua, FL 32616	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>30</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE Lenise Zika
---	--

**Request for Taxpayer
Identification Number and Certification**

Give form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return) WASTE PRO OF FLORIDA, INC.	
Business name, if different from above	
Check appropriate box: ☐ Individual/ Sole proprietor ☒ Corporation ☐ Partnership ☐ Other ▶	☐ Exempt from backup withholding
Address (number, street, and apt. or suite no.) PO BOX 917209	Requester's name and address (optional)
City, state, and ZIP code LONGWOOD, FL 32791-7209	
List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

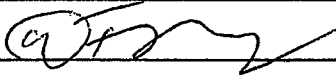
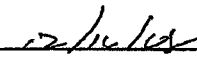
Social security number								
or								
Employer identification number								
5	9	3	7	0	1	7	8	5

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 4.)

Sign Here	Signature of U.S. person ▶ 	Date ▶ 
--------------	---	--

Purpose of Form

A person who is required to file an information return with the IRS, must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

U.S. person. Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee.

In 3 above, if applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

For federal tax purposes, you are considered a person if you are:

- An individual who is a citizen or resident of the United States,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States, or
- Any estate (other than a foreign estate) or trust. See Regulations sections 301.7701-6(a) and 7(a) for additional information.

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

**CONTRACT AMENDMENT
AND
CONTRACT EXTENSION**

FOR

RESIDENTIAL COLLECTION AND DISPOSAL OF SOLID WASTE, YARD
WASTE, AND RECYCLING

Between

THE CITY OF ALACHUA, FLORIDA
("CITY")

And

WASTE PRO OF FLORIDA, INC.
("CONTRACTOR")

The CITY enters this agreement to continue providing, through the CONTRACTOR, high quality services for the collection and disposal of garbage and yard waste, for the residential collection and disposal of refuse, yard trash, recyclable materials, city waste and other collections within the city limits of the City of Alachua. The collection and disposal of solid waste is an extremely important service which enhances the community. This amendment and extension is made to the contract, first effective January 1, 2009, with all other terms and conditions not on conflict herewith incorporated as if attached.

THIS AGREEMENT made and entered into this 17th day of NOVEMBER, 2011, by and between the City of Alachua, Florida, herein referred to as the "CITY" and Waste Pro of Florida, Inc. herein referred to as the "CONTRACTOR".

NOW, THEREFORE, in consideration of the mutual covenants, agreements and considerations contained herein, the CITY and the CONTRACTOR hereby agree as hereinafter set forth:

Contractor agrees and does hereby withdraw its previously submitted request for Consumer Pricing Index (CPI) increase in the amount of 2.7% or approximately \$.42 per month per residential unit.

CONTRACTOR agrees to a retroactive reduction for the month of October 2011 of \$.25 per residential unit due to a reduction of the tonnage fee at the Laveda Brown disposal facility. CITY, in the event the October billing to the CONTRACTOR has been paid prior to approval of this Amendment and Extension, shall be entitled to and will apply a credit in the appropriate amount to the next payment due the contractor.

Effective November 1, 2011, residential rates paid the CONTRACTOR shall be reduced to and be \$18.20 and \$18.84 and said rates shall be in effect until January 1, 2014 at which time they will be increased to \$18.75 and \$19.40. Rates paid the CONTRACTOR will only be adjusted upward or downward for the balance of the contract on January 1, 2015 and January 1, 2016 based on the net change in the CPI as set forth in Section 3 of the contract.

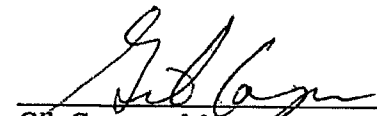
The Contract, Section 2. A. 5., requires that " ..the Contractor shall participate in two citywide clean-ups per year..". CONTRACTOR and CITY have in the past interpreted the contract and implemented the practice of conducting one such citywide clean-up and, by mutual agreement, conducted one or more special cleanup projects of similar cost and commitment to fulfill and satisfy this contract provision. The parties hereby ratify and confirm the described interpretation and practice.

The CITY and the CONTRACTOR, based in the recognition of the high level of service delivered by CONTRACTOR in performance of its obligations under the contract, its commitment to maintaining the same level of service and cooperation and the financial concessions set forth which provide for stable collection costs for ratepayers and the meeting of administrative costs for the CITY, agree to extend the term of the current contract, as provided for in Section 6. C., for an additional four (4) year term with an expiration date of December 31, 2016. If determined to be in compliance with the City's purchasing rules and regulations and upon mutual agreement between the City and the Contractor, this contract may be extended for an additional four (4) year term based upon successful negotiation of rates between the City and the Contractor. Nothing contained herein creates an obligation for either the City or Contractor to engage in such negotiations at the expiration of the term of this Contract.

All other terms and conditions set forth in the current agreement remain unchanged in their entirety.

IN WITNESS WHEREOF, the City of Alachua and Waste Pro of Florida, Inc. have caused this amendment and extension of the contract to be executed.

THE CITY OF ALACHUA, FLORIDA


Gib Coerper, Mayor

Date: 11-30-11

ATTEST

By: 
Traci L. Cain, City Manager /Clerk

Date: 11-30-11

APPROVED AS TO FORM:

Traci L. Cain
Traci L. Cain, City Manager

Date: 11-30-11

Marian B. Rush
Marian B Rush, City Attorney

Date: 12/12/11

WASTE PRO OF FLORIDA, INC.

Fred Wood
Fred Wood, Senior Vice President

Date: 11/17/11

ATTEST

By: Dayna L. Miller

Date: 11/17/11

SECOND CONTRACT AMENDMENT

FOR

**RESIDENTIAL COLLECTION AND DISPOSAL OF SOLID WASTE, YARD
WASTE, AND RECYCLING**

Between

THE CITY OF ALACHUA, FLORIDA
("CITY")

And

WASTE PRO OF FLORIDA, INC.
("CONTRACTOR")

The City of Alachua (CITY) and Waste Pro of Florida, Inc. (CONTRACTOR), parties to that certain contract for the collection and disposal of residential solid waste, yard waste and recycling dated January 1, 2009 and amended November 17, 2011, hereby stipulate and agree that it is in their mutual best interest and that of the public to modify SECTION 5 F, HOLIDAYS, in order to replace existing language to clarify days of collection when scheduled collection is cancelled due to celebration of the named holidays as called for in the Agreement. Therefore, the existing Section 5 F, HOLIDAYS, is amended to read:

F. HOLIDAYS

The following holidays shall be observed by the CONTRACTOR if they fall on a weekday (Monday – Friday): New Year's Day, Martin Luther King's Birthday (observed), Memorial Day, Independence Day, Thanksgiving Day and Christmas Day. There will be no collection on these holidays or on any Sunday. All residential collection (garbage, trash, recycling, yard wastes, and bulk items) scheduled on or after a holiday will be delayed by one day for the remainder of that week (to include Saturday for scheduled Friday collection). Residential collection will return to the normal schedule the following week. Holidays that fall on weekends (Saturday or Sunday) will not impact the collection schedule.

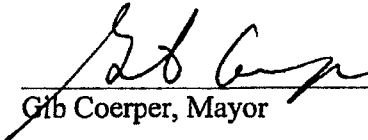
The Parties recognize that the holiday schedule was developed, in part, to coordinate with the holiday schedule observed by the Alachua County Waste Transfer Station. Revisions to the Alachua County Waste Transfer Station holiday schedule may warrant a revision to the CONTRACTORS's holiday schedule.

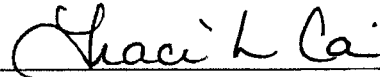
All other terms and conditions of the Agreement between the parties dated January 1, 2009 and amended November 17, 2011 shall remain unchanged and be of full force and effect.

IN WITNESS WHEREOF, the City of Alachua and Waste Pro of Florida, Inc. have caused this amendment and extension of the contract to be executed.

THE CITY OF ALACHUA, FLORIDA

ATTEST:

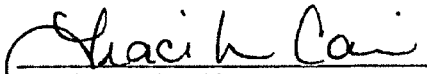

Gib Coerper, Mayor

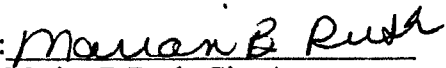
By: 
Traci L. Cain, City Manager /Clerk

Date: 5-5-14

Date: 5-5-14

APPROVED AS TO FORM:


Traci L. Cain, City Manager

By: 
Marian B Rush, City Attorney

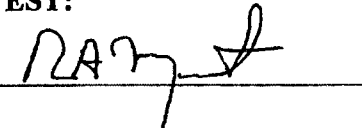
Date: 5-5-14

Date: 5/5/14

WASTE PRO OF FLORIDA, INC.


Tim Dolan, Regional Vice President

ATTEST:

By: 
RAY

Date: 5/1/2014

Date: 5/1/2014

**THIRD CONTRACT AMENDMENT INCLUDING
SECOND CONTRACT EXTENSION**

FOR

RESIDENTIAL COLLECTION AND DISPOSAL OF SOLID WASTE, YARD WASTE,
AND RECYCLING

Between

THE CITY OF ALACHUA, FLORIDA ("CITY")

And

WASTE PRO OF FLORIDA, INC. ("CONTRACTOR")

THIS AGREEMENT is made and entered this 22 day of August, 2016, by and between the City of Alachua, Florida, herein referred to as "CITY" and Waste Pro of Florida, Inc., herein referred to as "CONTRACTOR".

The CITY enters this agreement to continue providing, through CONTRACTOR, high quality services for the collection and disposal of residential garbage, refuse, yard trash, recyclable materials, city waste, and other collections within the city limits of the City of Alachua. The collection and disposal of solid waste is an extremely important service for the community. This amendment and extension is made to the contract, effective January 1, 2009, amended November 17, 2011, the second amendment executed May 5, 2014, and it is hereby agreed that it is in the best interest of the public (CITY) and CONTRACTOR to modify and extend the term and conditions of the contract, as amended, and set forth below, with all other terms and conditions not in conflict herewith incorporated as if attached or fully stated herein.

In consideration of the mutual covenants, agreements and considerations contained herein, CITY and CONTRACTOR hereby agree as hereinafter set forth:

1. All references in this Third Amendment shall refer to the like Section, paragraph, and sub paragraph of the Original Contract dated January 1, 2009.
2. Section 1, Definitions, J., Fuel Cost per Gallon, shall be stricken in its entirety.

Section 2 - Scope of Work, A. Residential Units, Paragraph 1, Garbage and Household Trash - sub paragraph a. is amended and is hereby modified to implement a change from the current system of customer provided containers to a Uniform Size Cart System. Each household shall be, by and at the expense of CONTRACTOR, provided a 96 gallon cart for disposal of household garbage and trash and a separate 64 gallon cart for recyclable material collection (both of like kind and quality as those depicted in the photograph attached as Exhibit A). All CONTRACTOR provided carts shall have Radio Frequency Identification Tags (RFID tags) for container management and CONTRACTOR shall provide to CITY and periodically update a list of carts and the address to which each was delivered. The 64 gallon Recycle carts shall also each have in mold labels (IMLs) for educational purposes to illustrate acceptable

and unacceptable materials. All city customers shall receive both carts on or before November 15, 2016. Sub paragraph d. is amended as to be consistent with the CONTRACTOR provided Uniform Size Cart System to include the customer shared responsibility for the reasonable care and use of CONTRACTOR provided containers and the employment of the standard mechanical collection process acceptable in the industry. It is the responsibility of Contractor to provide "in ground receptacle" collection to residences in the Turkey Creek subdivision, whether for one or all customers, so long as such service is required by the Master Owners Association. Contractor accepts responsibility for accomplishing conversion of all such customers to the described Cart system and agrees that the in effect uniform base charge to the City, as established and described in this contract amendment, applies to all residential customers whether it be for "in ground receptacle" or Cart service and collection. Paragraph 2- Recyclable Material Collection, is modified and amended in its entirety to accommodate and provide for the before described change to a Uniform Size Cart System and the herein agreed single stream method of collection, sorting and disposal of Recyclables.

3. Section 3. Rate Adjustments - Changes in Cost of Doing Business and Collection Rates, A. is amended to extend and change the current anniversary date of the contract from January first of 2017 to October 1, 2018 and every October 1 for each succeeding year for the remainder of the contract term. No rate adjustment will be proposed to or considered by CITY before that to be considered effective October 1, 2018. Section 3. Rate Adjustments - Fuel Cost Adjustment, C. is stricken in its entirety and no such adjustment shall be considered under any part of this contract. Section 3. Rate Adjustments - Unusual Changes and Disposal Costs, B. is amended to change the stated current disposal cost per ton of \$51.10 per ton to the actual current disposal cost per ton of \$48.08
4. Section 6. Duration of Contract - Commencement of Work - The term of the contract is amended and extended from the December 31, 2016 date established by the First Contract Amendment dated November 17, 2011 to September 30, 2022. The Schedule of Payments set forth in I., 2. Of Section 6 is amended to establish a single and uniform base price per customer due from CITY of \$15.50 per month effective October 1, 2016. It is recognized that the anniversary date of this contract is October 1, 2018 from the date of this amendment forward for the purposes of Section 6. and all other provisions.
5. It is recognized and agreed that any rate adjustment proposed by CONTRACTOR must be submitted to the City Commission and that the City Commission shall have the discretion and authority to refuse to grant or grant an increase in whole or part. Further, There shall be no total annual rate adjustment, proposed or considered, that exceeds one and one half percent .

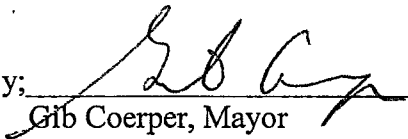
The CITY and the CONTRACTOR, based in the recognition of the high level of service delivered by CONTRACTOR in performance of its obligations under the contract, its commitment to maintaining the same level of service and cooperation and the financial concessions set forth which provide for stable collection costs for ratepayers and the meeting of administrative costs for the CITY, agree to extend the term of the current contract, as provided for in Section 6. C., to an expiration date of September 30, 2022. This contract may

be extended for an additional four (4) year term based upon successful negotiation of rates between the CITY and the CONTRACTOR. Nothing contained herein creates an obligation for either the CITY or CONTRACTOR to engage in such negotiations at the expiration of the term of this Contract.

All other terms and conditions set forth in the current agreement, not in conflict with this amendment, remain unchanged.

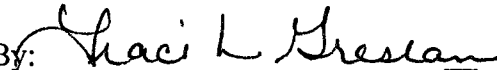
IN WITNESS WHEREOF, the City of Alachua and Waste Pro of Florida, Inc. have caused this amendment and extension of the contract to be executed.

THE CITY OF ALACHUA, FLORIDA.

By: 
Gib Coerper, Mayor

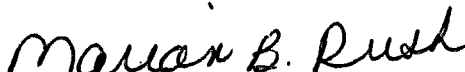
Date: 8/22/16

ATTEST

By: 
Traci L. Gresham, City Manager /Clerk

Date: 8/22/16

APPROVED AS TO FORM:


Marian B Rush, City Attorney

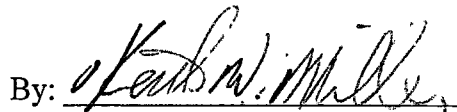
Date: 8/22/16

WASTE PRO OF FLORIDA, INC.


David Schneider, Regional Vice President

Date: 8/16/2016

ATTEST

By: 

Date: 8/16/2016

EXHIBIT A



**FOURTH CONTRACT AMENDMENT INCLUDING
THIRD CONTRACT EXTENSION**

FOR

RESIDENTIAL COLLECTION AND DISPOSAL OF SOLID WASTE, YARD WASTE,
AND RECYCLING

Between

THE CITY OF ALACHUA, FLORIDA ("CITY")

And

WASTE PRO OF FLORIDA, INC. ("CONTRACTOR")

THIS AGREEMENT, contingent upon the approval of the City of Alachua City Commission, made effective October 1st, 2022, by and between the City of Alachua, Florida, herein referred to as "CITY" and Waste Pro of Florida, Inc., herein referred to as "CONTRACTOR".

All references in this Fourth Amendment shall refer to the like Section, paragraph, and sub paragraph of the Original Contract dated January 1, 2009. Each referenced Section, paragraph, and sub paragraph as set forth below is rewritten in part and is intended and agreed to be substituted for the original contract language including as it may be heretofore amended by amendments one, two and three.

The CITY and CONTRACTOR enter this fourth amendment to continue providing, through CONTRACTOR, high quality services for the collection and disposal of residential garbage, refuse, yard trash, waste, and other collections along with the processing of recyclable materials within the city limits of the City of Alachua. The collection and disposal of solid waste and the processing of recyclable materials are extremely important services. This fourth amendment, including a third extension, is made to the contract effective January 1, 2009, that was first amended November 17, 2011, second amendment executed May 5, 2014, and third amendment dated August 22, 2016 and it is hereby agreed that it is in the best interest of CITY (the public) and CONTRACTOR to further modify and extend, the term and conditions of the contract, as previously amended. All other terms and conditions not in conflict with this Fourth Amendment are herein incorporated as if fully restated herein.

THEREFORE, in consideration of the mutual covenants, agreements and considerations contained herein, CITY and CONTRACTOR hereby agree as hereinafter set forth:

SECTION 3 - RATE ADJUSTMENTS

A. CHANGES IN COST OF DOING BUSINESS AND COLLECTION RATES:

The fees or compensation payable to the CONTRACTOR for the second and subsequent years of the term of this fourth amendment may be adjusted upward or downward from the Base Price on the anniversary date (beginning October 1, 2023) upon written request of

CITY or the CONTRACTOR at least 90 days (July 1) before the anniversary date. If requested, the rate adjustment shall be equal to the annual net change in the Consumer Price Index (CPI) for All Urban Consumers, published by the US Department of Labor, Bureau of Labor Statistics. This annual net change shall be measured by taking the current year annual rate and comparing it to the preceding calendar year annual rate. For example, 2022 and each year thereafter, the calculation would compare the twelve-month period ending in September 2022, to a like period in 2021. The CPI adjustment shall then be added to the Base Price. The CPI adjustment will only be applied to the cost of collection and will not be applied to the disposal costs. Any requests for changes in disposal costs shall follow the method described in Section 3 B. Both CITY and the CONTRACTOR have the right to request a separate rate adjustment due to increases or decreases in disposal costs. If either rate adjustment is not requested by one or both parties, the rate adjustment for that particular 12 month period shall be deemed waived by one or both parties and shall not be taken into consideration in future rate adjustments. The City Manager shall have the administrative authority to ratify all rate adjustments requested by either party but the CONTRACTOR shall have the right to appeal any such decision to the City Commission and the decision of the Commission shall be final and binding. However, adoption of an Ordinance to amend Section 30-34 of the City Code shall be required in order to pass on any rate adjustments as billed to City customers.

B. UNUSUAL CHANGES AND DISPOSAL COSTS:

The CONTRACTOR or CITY may petition the other on the anniversary date, beginning October 1, 2023, for rate adjustments or at reasonable times on the basis of unusual changes in cost of doing business such as revised laws, ordinances or regulations, changes in location of disposal sites or changes in disposal charges. Both the CITY and the CONTRACTOR acknowledge that the disposal cost per ton was to increase by \$1.50 to a new rate of \$53.50 at the Alachua County Landfill effective October 1, 2022. The announced new rate was then included in the base rate to be set forth in Section 7 below. However, the City was notified by County Staff on August 15, 2022 that the County disposal fee was to be adjusted up from the announced increase of \$1.50 per ton to \$5.00 per ton. The distributed cost of the additional disposal fee (\$3.50/per ton) yields an increase of 33 cents per month per residential customer. The Alachua County Board of County Commissioners, on August 16, 2021, by Resolution No. 22-0155, officially adopted the \$5.00 per ton increase to be effective 10-1-22. The added 33 cent per City Customer disposal fee cost was negotiated between CITY and CONTRACTOR and fully added to and incorporated in the CONTRACTOR rate

The City reserves the right at any time to directly pay disposal costs. In which instance the CONTRACTOR shall immediately negotiate residential rates which exclude disposal costs. It is recognized that the actual disposal costs charged, effective 10-1-22 to the CONTRACTOR by Alachua County for disposal of residential solid waste are included in

the rate to be paid CONTRACTOR pursuant to this Agreement. Disposal costs are subject to change. In the event of such change, the rate charged to the City shall be commensurate to the actual disposal charge to Waste Pro. The City Manager shall have the administrative authority to ratify all rate adjustments requested by the CONTRACTOR or CITY. However, CONTRACTOR reserves the right to appeal any such decision to the City Commission and the decision of the Commission shall be final and binding. Adoption of an Ordinance to amend Section 30-34 of the City Code shall be required in order to pass on any rate adjustments billed to City customers.

SECTION 7 - CONTRACTOR'S RELATION TO THE CITY

I. SCHEDULE OF PAYMENTS

For and in consideration of the services to be performed by CONTRACTOR pursuant to this agreement, the City agrees to make payments to the CONTRACTOR as follows:

1. The CONTRACTOR will submit an invoice to the City by 10th of the month following the month of service. The City will remit payment to the CONTRACTOR within thirty (30) days of receipt of invoice. City shall pay a service charge on all past due amounts (over 30 days aged) accruing from the date of the invoice at a rate of eighteen percent (18%) per annum.
2. The invoice shall be computed by multiplying the initial number of residential units being provided refuse service in the service area times the "Base Price" per unit. The City and the CONTRACTOR agree that the initial number of residential units being billed for refuse in the service area is 3,860. No adjustment to the herein agreed Base Price of \$23.08 effective October 1st, 2022, for either CPI or disposal fee may be effective until October 1, 2023 as provided for in Section 3, except, should the \$5.00 per ton disposal cost described in Section 3 be delayed in its implementation or reduced in amount, a corresponding adjustment will be made in the base rate paid Waste Pro. Further, the number of residential units being provided refuse service shall be reviewed once per year on the anniversary date beginning October 1, 2023. This count shall be provided to the CONTRACTOR and serve as the basis for future monthly billings to the City and for any funds due to/from the CONTRACTOR. If a significant number of households is annexed into the City or otherwise added to the agreed 3,860 as set forth in this Section, a revised count shall be done at that time.

SECTION 8 - QUALITY OF SERVICE

E. GUARANTEES OF PERFORMANCE

PERFORMANCE BOND: The CONTRACTOR, no later than September 28, 2022 at 4 PM shall deposit with the City a performance bond in the amount of one hundred thousand U.S. dollars (\$100,000) as a guarantee to the City of faithful performance under the terms of this contract. In no event shall the bond be less than \$100,000. The bond shall be maintained for the duration of this contract. CONTRACTOR shall supply the City with a new annually renewable bond at least 30 days prior to the expiration of any bond. Failure to keep the bond in full force and effect shall be a material breach and entitle the City to immediately terminate the Contract. This performance bond shall be written by a company with a Class 9, A or high financial rating as shown in Best's Key Rating Guide.

WHEREFORE, The CITY and the CONTRACTOR, based in the recognition of the high level of service delivered by CONTRACTOR in performance of its obligations under the contract, its agreement to maintain the same level of service and cooperation and the financial consideration set forth that provide for stable collection costs for ratepayers and the meeting of administrative costs for the CITY, agree to extend the term of the current contract, as provided for in Section 6. C., to an expiration date of September 30, 2026.

All other terms and conditions set forth in the current agreement as amended, not in conflict with this amendment, remain unchanged and in full force and affect.

IN WITNESS WHEREOF, the City of Alachua and Waste Pro of Florida, Inc. have caused this amendment and extension of the contract to be executed.

****Signature Page Follows****

THIS AGREEMENT approved by the Alachua City Commission on September 12 2022.

CITY OF ALACHUA, FLORIDA

By: [Signature]
Gib Coerper, Mayor

Date: 9/12/2022

ATTEST

By: [Signature]
W. Michael DaRoza, City Manager/Clerk

Date: 9.12.2022

APPROVED AS TO FORM:

[Signature]
Marian B Rush, City Attorney

Date: 9-12-2022

WASTE PRO OF FLORIDA, INC.

[Signature]
Brian Wintjen, Regional Vice President

Date: 9/15/22

ATTEST

By: [Signature]

Date: 9/15/2022

**CITY OF ALACHUA-WASTE PRO OF FLORIDA, INC.
CONTRACT FOR RESIDENTIAL COLLECTION AND DISPOSAL OF
REFUSE, YARD TRASH AND RECYCLABLE MATERIALS**



FY2026-2030

CONTRACT

THIS AGREEMENT, made and entered into this ____ day of September 2026, and effective October 1, 2026, by and between the City of Alachua (City) and Waste Pro of Florida, Inc. (Contractor), includes a restatement of the terms and conditions of the original contract effective January 1, 2009, as modified, incorporating and updating its first amendment dated November 17, 2011, second amendment dated May 5, 2014, third amendment dated August 22, 2016, fourth amendment dated September 15, 2022, and including the fifth amendment contemporaneous and included herein, establishing a fifth extension as provided for in Section 6 of the contract.

NOW THEREFORE, in consideration of the mutual covenants, agreements, and considerations contained herein, City and Contractor hereby agree as hereinafter set forth:

SECTION 1 - DEFINITIONS

For the purpose of this article the following terms, phrases, words and their derivation shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include singular number, words in the singular number include the plural number and “shall” is always mandatory and not merely directory.

- A. **BULKY WASTES:** large discarded items generated from residences within the City, such as pallets, furniture, refrigerators, stoves, ranges, water heaters, freezers, small air conditioning units, washing machines, and other household appliances.
- B. **CART SYSTEM:** a refuse collection method that uses standardized, large wheeled carts that are lifted by mechanical arms to lift and empty the carts automatically. The carts include a 96-gallon cart for refuse and 64-gallon cart for recyclable material.
- C. **CITY:** City of Alachua, Florida, a municipality in Alachua County, Florida, acting through the City Commission or City Manager, or official designated by the City Manager as the case may be.
- D. **CITY MANAGER:** City Manager or his designee and CITY PUBLIC SERVICES DIRECTOR shall mean City Public Services Director or designee or other City official with similar title and duties as determined by the City Manager.
- E. **COLLECTION OF RECYCLABLES:** Contractor collects participating customer separated recycling materials in designated recycling carts. Contractor also separately collects, then separates recyclables, from other collected residential refuse for disposal and sale so long as the market sustains the cost of such process. This contract does not include commercial collection as that is accomplished on an open market basis.
- F. **COMMERCIAL UNIT:** all units other than those described in Y(1), Y(2), and City-owned property and buildings.

- G. **CONSTRUCTION AND DEMOLITION DEBRIS:** discarded materials generally considered to be not water-soluble and non-hazardous in nature, including, but not limited to, steel, glass, brick, concrete, asphalt roofing material, pipe, gypsum wallboard, and lumber, from the construction or destruction of a structure as part of a construction or demolition project or from the renovation of a structure, and including rocks, soil, tree remains, trees, and other vegetative matter that normally results from land clearing or land development operations for a construction project, including such debris from construction of structures at a site remote from the construction or demolition project site. Mixing of construction and demolition debris with other types of solid waste will cause it to be classified as other than construction and demolition debris. The term also includes:
1. Clean cardboard, paper, plastic, wood, and metal scraps from a construction project.
 2. Unpainted, non-treated wood scraps from facilities manufacturing materials used for construction of structures or their components and unpainted, non-treated wood pallets provided the wood scraps and pallets are separated from other solid waste where generated and the generator of such wood scraps or pallets implements reasonable practices of the generating industry to minimize the co-mingling of wood scraps or pallets with other solid waste.
 3. De minimis amounts of other non-hazardous wastes that are generated at construction or destruction projects, provided such amounts are consistent with best management practices of the industry.
- G. **CONTRACTOR:** the individual, firm or corporation who or which agrees to perform the work or services as set forth in the contract bid and contract agreement.
- H. **DESIGNATED RECOVERY FACILITY:** the recycling/processing center(s) specifically agreed upon by the Contractor and the City for the recovery of recyclable materials.
- I. **EXCLUDED WASTE:** any and all debris and waste products generated by land clearing, building construction or alteration and hauled away by the respective Contractor (except do-it-yourself projects); multi-family dwellings that utilize mechanically emptied containers; public works type construction projects whether performed by a governmental unit or by contract; waste produced by governmental agencies other than the City of Alachua; materials deemed by the City's Public Services Director to be hazardous waste and items not allowed at the County landfill or other approved landfill. The Contractor is not required to pick-up material left at residences by tree surgeons and/or landscape contractors.
- J. **GARBAGE:** all accumulations of animal, fruit or vegetable matter that attends the preparation, use, cooking and dealing in, or storage of meats, fish, fowl, fruit, vegetables, and any other matter of any nature whatsoever which is subject to decay, putrefaction and the generation of noxious and offensive gasses or odors, or which, during and after decay, may serve as breeding or feeding material for flies and/or other germ carrying insects; bottles, cans, or other food containers which due

to their ability to retain water, may serve as a breeding place for mosquitoes or other water breeding insects; and does not include recyclables.

- K. **HOUSEHOLD TRASH:** all accumulations of waste material from the operation of a home, which is not included within the definition of garbage. Household trash shall include all bulky wastes, yard toys, and building material waste from residential type do-it-yourself projects, but does not include vegetative matter.
- L. **MECHANICAL (Automated or Semi-Automated):**
 - 1. **Automated:** uses a mechanical device or hydraulic arm attached to a collection truck to grab, lift and empty standardized curbside bins (carts) with the driver alone operating the arm from inside the cab using a joystick and cameras, reducing the need for manual workers.
 - 2. **Semi-Automated:** uses a mechanical device or hydraulic tipper attached to a collection truck that requires a worker on the ground to manually roll standardized bins (carts) to the truck and hook them to the lift for tipping into the hopper.
- M. **MULTI-FAMILY DWELLING UNITS:** any building containing more than four permanent living units, utilizing hand container collection.
- N. **PERFORMANCE BOND:** the form of security approved by the City and furnished by the Contractor, as a guarantee that the Contractor will execute the work in accordance with the terms of the contract and will pay all lawful claims.
- O. **RECOVERED MATERIALS:** metal, paper, glass, plastic, textile, or rubber materials that have known recycling potential, can be feasibly recycled, and have been diverted and source separated or have been removed from the solid waste stream for sale, use, or reuse as raw materials, whether or not the materials require subsequent processing or separation from each other, but does not include materials destined for any use that constitutes disposal. Recovered materials as described above are not solid waste.
- P. **RECYCLABLE MATERIALS:** newspaper, corrugated cardboard, aluminum and metal beverage and food cans, all colors of glass bottles/jars, and plastic bottles coded 1 or 2 at the bottom, which previously held liquid (no automotive, food, or toxic chemical bottles), and such other materials as mutually agreed upon in writing by the Contractor and the Contract Administrator during the term of this Agreement.
- Q. **RECYCLING SERVICE AREA:** the entire area within the City limits and as amended from time to time as a result of annexations to the City.
- R. **REFUSE:** all garbage, dead animals, vegetative garden and yard trash, bulky wastes and household trash.

- S. RESIDENTIAL COLLECTION: collection, transportation, and disposal of refuse and the collection, transportation, and recovery of recyclable materials by the Contractor from participating residential units in the service area.
- T. RESIDENTIAL RECYCLING CONTAINERS: the receptacles provided by the Contractor, distributed by or on behalf of the City for the intended use as a receptacle of recyclable materials.
- U. SERVICE AREA: the corporate limits of the City of Alachua, as amended from time to time as a result of annexations to the City.
- V. SOURCE SEPARATED: the recovered materials are separated from solid waste where the recovered materials and solid waste are generated. The term does not require that various types of recovered materials be separated from each other and recognizes de minimis solid waste, in accordance with industry standards and practices, may be included in the recovered materials.
- W. SURETY: the party who is bound with and for the Contractor to insure the payment of all lawful debts pertaining to and for the acceptable performance of the contract.
- X. TRASH: household trash, garden and yard trash as defined below.
- Y. UNIT – (Residential and Multi-Family Residential):
 - 1. RESIDENTIAL UNIT: one single family dwelling or one living unit or a multi-family dwelling and mobile home park utilizing hand or container collection.
 - 2. MULTI-FAMILY RESIDENTIAL UNIT: multiple family dwelling buildings utilizing hand or mechanical container collection.
- Y. VEGETATIVE GARDEN AND YARD TRASH: all accumulations of grass, palm fronds, leaves, branches, shrubs, vines, trees, tree stumps, and other similar items generated by the maintenance of lawns, shrubs, gardens, and trees.

SECTION 2 - SCOPE OF WORK

It is the intent of this contract to provide for the total collection of all residential refuse in the City of Alachua, Florida, with the exception of exclusions which are specifically listed herein.

- A. RESIDENTIAL UNITS (Single, Duplex, Multi-Family Dwelling Units Utilizing Hand or Mechanical Container Collection)
 - 1. GARBAGE AND HOUSEHOLD TRASH
 - a. WHEN: Continuing from October 1, 2026, each household shall be, by and at the expense of Contractor, provided a 96-gallon cart for disposal of household garbage and trash and a separate 64-gallon cart for recyclable material collection (both of like, kind and quality as those depicted in the photograph

attached as Exhibit A). The 64-gallon recycle carts shall also each have in mold labels (IMLs) for educational purposes to illustrate acceptable and unacceptable materials. All city customers shall receive both carts on or before October 1, 2026, and thereafter.

- b. QUANTITY: Contractor shall be required to pick up all household garbage and trash placed in a receptacle generated by a residential unit.
- c. WHERE: Complete garbage and household trash collection is hereby provided for in this contract. Collections of garbage shall be made from the curbside or in-ground receptacle of the residential unit with the exception of handicapped residences, where special arrangements will be made for backdoor or side-yard pickup. Household trash and bulk items, such as household furniture and appliances, shall be placed at the curbside.
- d. HOW: Contractor shall make collections with a minimum of noise and disturbance to the residents. Garbage receptacles shall be handled carefully by Contractor and customer, shall not be bent or otherwise abused, and shall be thoroughly emptied and left in a closed position curbside or returned to the in-ground receptacle. In the event of damage by Contractor to garbage receptacles, Contractor shall be responsible for the timely repair or replacement of said receptacle. Refuse may be transferred from the residents' containers into tubs, cans, hampers, or other containers used by Contractor in carrying refuse to collection trucks. This work shall be done in a sanitary manner. Any garbage or trash spilled by the collector shall be picked up immediately by Contractor's employees. It is the responsibility of Contractor to provide "in ground receptacle" collection to residences in the Turkey Creek subdivision, whether for one or all customers, so long as such service is required by the Master Owners Association. Contractor accepts responsibility for accomplishing conversion of all such customers to the described Cart system and agrees that the in effect uniform base charge to the City, as established and described in this Contract, applies to all residential customers whether it be for "in ground receptacle" or Cart service and collection.
- e. Monitoring of service will be performed by the City's Public Services Director.

2. VEGETATIVE GARDEN AND YARD TRASH

- a. WHEN: Contractor shall collect garden and yard trash from places of residence one (1) time per week on Wednesday.
- b. QUANTITY: Contractor shall be required to pick up vegetative garden and yard trash generated by a residential unit. Contractor shall inform the owners of residential units that items such as tree limbs, tree trunks, palm fronds, etc., shall be cut in lengths of no greater than five (5) feet, if the item's diameter is less than six (6) inches. No single item shall exceed forty (40) pounds. Garden and Yard Trash shall be limited to four (4) cubic yards per collection. This does not include land clearing operations or preparation for construction or removal of trees or tree trimming by a landscaping contractor or tree surgeon.

For items exceeding forty (40) pounds or diameters greater than six (6) inches, a special pick up shall be required and a reasonable service charge may be levied by Contractor. The City Public Services Director shall referee in the event of a dispute regarding the special pick up charge.

- c. **WHERE:** Vegetative garden and yard trash shall be collected from the front of the premises near the street (curbside). On streets where no parkways or lawn areas near the street are available for placement of trash, the owner or occupant shall place trash adjacent to the driveway, but not farther than ten (10) feet from the street or in the street.
 - d. **HOW:** Contractor shall make collections with a minimum amount of noise and disturbance to the household. Reusable containers shall be handled carefully and shall be thoroughly emptied and left in a closed position where they were found. Boxes and bags of garden and yard trash shall be collected and any spillage picked up immediately by Contractor. Loose piles of garden and yard trash shall be collected with pitch forks or other tools as needed, except for grass clippings, leaves, pine needles, etc. which must be containerized.
3. **BULK WASTES:** Bulk items such as household furniture and appliances will be removed by Contractor weekly at times prescribed by City and Contractor.
4. **RECYCLABLE MATERIAL COLLECTION**
- a. **RECYCLABLE MATERIALS COLLECTION AND DISPOSAL:** The services to be performed under this Agreement by Contractor consists of curbside residential and multifamily residential collection of all recyclable materials, and collection of all recyclable materials from City-owned locations in the recycling service area, transportation, and recovery of said recyclable materials to a designated recovery facility, or, if no market is available, to the nearest landfill. Contractor shall perform such services as are required to provide a complete recyclable materials program.
 - b. **PROPOSED SCHEDULE OF COLLECTION OF RECYCLABLES AND DESCRIPTION OF THE WORK:** Contractor shall collect all recyclable material set out for the purpose of recycling from all residential units. The collection of curbside residential recyclables shall be conducted using the single container, furnished by Contractor, in a commingled state and source system separated at the truck for single family.
 - c. **FREQUENCY OF COLLECTION:** Contractor shall collect recyclable material within the service area one time per week. Residents north of US 441 shall have collection on Friday. Residents south of US 441 shall have collection on Tuesday.
 - d. **HOURS OF COLLECTION:** Collection shall begin no earlier than seven o'clock (7:00) a.m. and shall cease no later than six o'clock (6:00) p.m.; provided however, that in the event of emergency or

unforeseen circumstances, collection may be permitted at a time not allowed by this paragraph following approval by the City Manager or designee.

- e. POINT OF PICKUP OF RECYCLABLE MATERIALS: Residential collection of residential recyclable materials shall be at curbside. Recycling bins shall be left in the location where they are found, behind the curb or within five (5) feet of the edge of pavement. Multi-family recyclable materials shall be picked up at a location adjacent to the regular refuse, or other such locations as will provide ready accessibility to Contractor's collection crew and vehicle. In the event an appropriate location cannot be agreed upon, the City Public Services Director shall designate the location. Handicapped residents will be accommodated at no additional fee.
- f. RECEPTACLES: Contractor shall pick up all recyclable materials which have been properly prepared for collection and placed in recycling containers or paper or plastic bags and set at the appropriate location. Contractor shall provide and maintain appropriately sized receptacles or containers at City owned locations for collection of recyclables. The receptacles may include dumpsters, toters, carts and/or bins.

Each residence within the service area currently has one (1) container for recyclable materials to be collected. Contractor will maintain an adequate supply of residential recycling containers.

Multi-family residential complexes utilizing mechanically emptied containers will utilize large toters (up to ninety (90) gallon) for collection of each type of recyclable material. The toters are to be supplied by Contractor at his expense.

- g. METHOD OF COLLECTION OF RECYCLABLE MATERIALS: Contractor shall make collections with a minimum of noise and disturbance to the householder. Any garbage or trash spilled by Contractor shall be picked up immediately by Contractor. Garbage receptacles shall be handled carefully by Contractor, shall not be bent or otherwise abused, and shall be thoroughly emptied and then left at the proper point of collection. In the event of damage by Contractor to garbage receptacles, Contractor shall be responsible for the timely repair or replacement of said receptacle.
- h. SCHEDULES AND ROUTES: Recyclable materials collection shall be made once per week. The contract administrator or designee is authorized to modify, extend or suspend schedules in the event of natural disaster, health hazard or any other state of emergency requiring such action.

Should the County close the landfill in honor of holidays, the Contractor shall not be required to collect on that day. Contractor then

would collect on the following day, excluding Sundays. Customers under this contract shall receive reasonable notification of the schedules provided by the Contractor prior to commencement of service.

- i. MONITORING RECORDS: Contractor shall be responsible for maintaining information and records adequate to determine participation rates and weekly set-out rates, by percentage, for each material, volume of solid waste diverted from landfill, weight by material of items recycled, neighborhoods above or below average participation and other information required by the City, County or State of Florida necessary to meet the requirements of the Solid Waste Management Act or to obtain grant funds from the Solid Waste Management Trust Fund. The first year Contractor shall furnish quarterly reports to City containing the required information and annual reports each year thereafter. Reports shall be on forms and in a format approved by the city.
- j. MARKETING OF RECYCLABLE MATERIALS: Contractor and City shall cooperate to develop markets for recyclable materials. To the extent possible, based on availability, capacity and market prices, Contractor may market the recyclable materials through the Alachua County Recycling Center or through local business operations in surrounding counties. At a minimum, Contractor will provide for taking, marketing or storing of recyclables at the nearest landfill.
- k. REVENUES GENERATED FROM RECYCLING: Contractor shall account for all revenues generated through recycling and report all such revenues to City on a quarterly basis. The revenue amounts are to be verified by accompanying accounting from the Buyer of the recyclable materials. Contractor and City shall share equally all net revenues from the sale of recyclable materials.
- l. CHARGES FOR DISPOSAL OF RECYCLABLE MATERIAL: In the event that recyclable materials are not saleable and must be disposed of at a disposal facility, Contractor will not charge City for the number of tons of material so disposed. Any tipping fee charged by the processor shall be the responsibility of the Contractor.
- m. PROMOTION - PUBLIC RELATIONS AND EDUCATION: Contractor will be responsible for the promotion of the recycling programs. City and Contractor will cooperate in the design of promotional events, educational programs, and the preparation of promotional materials, such as door hangers and/or flyers for public distribution. Contractor will distribute written information to the residential participants on a periodic basis not less than two (2) times annually. Contractor further agrees to conduct presentations for civic groups, homeowner associations and other appropriate citizen groups as deemed appropriate.

- n. COLLECTION VEHICLES: Contractor shall have on hand at all times and in good working order such equipment that shall permit Contractor to adequately and efficiently perform its contractual duties. Equipment shall be obtained from nationally known and recognized manufacturers of recycling equipment and shall be kept in good repair, appearance, and in sanitary and clean condition at all times. Collection vehicles shall be designed for recyclables and have separate compartments into which the different recyclable materials may be placed. Prior to purchasing equipment, it shall be the responsibility of Contractor to determine the available space, turning radius, ceiling heights, etc. of the likely buyers or processors of the recyclable materials. Replacement and additional vehicles shall be comparable equipment unless otherwise agreed by City. Such reserve equipment shall correspond in size and capacity to the equipment used by Contractor to perform the contractual duties. See Section 9, Paragraph A.

5. PARKS, PICNIC AREAS, PROPERTY OWNED, LEASED, RENTED AND CONTROLLED BY THE CITY OF ALACHUA AND CITYWIDE CLEAN-UPS

Contractor shall empty all refuse containers used by the general public in any of the areas or places named in the above caption. The schedule shall be provided by the City Public Services Director and may be amended during the term of the contract upon the direction of the City Public Services Director. Refuse containers shall be placed curbside. City shall have the right to use regular commercial type trash containers or cans with covers provided by Contractor. Servicing of these facilities shall be performed at no cost to the City. Contractor shall participate in two (2) citywide clean-ups per year on days to be determined by City and Contractor. Contractor shall provide the equipment, labor, and tipping fees for curbside collection of junk and bulk items, as well as two (2) 20-yard roll-off containers to be placed at specific locations for those residents who elect to drop off refuse during the clean-ups. These citywide clean-ups shall exclude tires, paint, and other items prohibited at the landfill. Contractor will participate in the Alachua County Tire Round-up twice per year and provide roll-offs for these events. The City and Contractor have historically, and continue to do so, interpret this Section 2(A)(5) as the parties conducting one (1) such citywide activity clean-up and, by mutual agreement, conduct one (1) or more special cleanup project of similar cost and commitment to fulfil and satisfy this contract provision.

6. MISCELLANEOUS

- a. DEAD FOWL/ANIMAL: Contractor shall pick up dead fowl, reptiles, animals, fish (no greater than forty (40) pounds individually), from public rights-of-way, playgrounds, and all City-owned property within three (3) hours after notification on weekdays and four (4) hours after notification on weekends by the City Public Services Director, designee or the Police Department.

- b. VACANT LOTS: Contractor shall collect trash from normal maintenance of vacant lots in the same manner as the collection from residences, except Contractor will only be responsible for the weekly collection of up to and including: See SECTION 2-Scope of Work, 2. Garden and Yard Trash, Paragraph (b). The owner of the vacant lot will be billed for the actual cost of services provided. This cost will be determined by Contractor and City. City will perform the billing to the individual resident for this service.
- c. ILLEGAL DUMPS – Contractor shall collect any piles of solid waste, trash, and/or yard trash illegally disposed of on public right-of-way and property within the service area, as requested by the City Public Services Director.

SECTION 3 – RATE ADJUSTMENTS

A. CHANGES IN COST OF DOING BUSINESS AND COLLECTION RATES:

Commencing October 1, 2027, and each subsequent year thereafter, Contractor or City may submit a request of the other a rate adjustment within ninety (90) days of expiration of the then current annual term. The rate adjustment to be added to or subtracted from the Base Price shall not exceed the then current Consumer Price Index (CPI), published by the United States Department of Labor, Bureau of Statistics. All requests submitted after the ninety (90) day window are deemed forever waived. Any CPI adjustment will only be applied to the cost of collection and will not be applied to the disposal costs. Any request for changes in disposal costs shall follow the method described in Section 3(B). The City Manager shall have the administrative authority to ratify all rate adjustments requested by either party but Contractor shall have the right to appeal any such decision to the City Commission and the decision of the City Commission shall be final and binding. However, adoption of an Ordinance to amend Section 30-34 of the City Code shall be required in order to pass on any rate adjustments billed to City customers.

B. UNUSUAL CHANGES AND DISPOSAL COSTS:

Contractor and City recognize and agree the current solid waste fee per ton is \$65.00 at the Alachua County Leveda Brown Environmental Park. Further, it is understood the County Commission has the power and authority to modify the fee, historically by increases only. Therefore, City and Contractor agree changes in the County disposal fee will result in an increase or decrease in the Contractor rate as they occur. The City Manager or designee shall have the power to administratively adjust the Contractor rate, up or down, based on changes in the County per ton disposal rate. Additional rate adjustments at reasonable times on the basis of extraordinary changes in his cost of doing business, such as revised laws, ordinances, regulations, or changes in location of disposal sites.

City reserves the right at any time to directly pay disposal costs. In which instance Contractor shall be directed to immediately negotiate residential rates which exclude collection costs. It is recognized that the actual disposal cost charged, effective

October 1, 2022, to Contractor by Alachua County for disposal of residential solid waste is included in the rate to be paid Contractor, pursuant to this Agreement. Disposal costs are subject to change. In the event of such change, the rate charged to City by Contractor shall be commensurate with the actual disposal charge to Waste Pro of Florida, Inc. The City Manager shall have the administrative authority to ratify all rate adjustments requested by Contractor or City. However, Contractor shall have the right to appeal any such decision to the City Commission and the decision of the City Commission shall be final and binding.

Adoption of an Ordinance to amend Section 30-34 of the City Code shall be required to pass any increase in customer residential rate beyond that adopted and published in Section 30-34 of the City Code of Ordinances

SECTION 4 - STORAGE AND OFFICE FACILITIES

Contractor shall establish and maintain an office and maintenance facility within sixty (60) miles from the City of Alachua where the public may apply for services, file complaints and otherwise communicate with Contractor. Contractor shall be equipped with: a) a sufficiently staffed office open during the hours of 8:00 a.m. to 5:00 p.m., b) a responsible person in charge and c) sufficient communication capabilities (e.g., internet, telephones, email). City staff members shall be able to communicate with Contractor or its designees between the hours of 7:00 a.m. to 7:00 p.m., seven (7) days a week.

SECTION 5 - SCHEDULES AND ROUTES

A. IN GENERAL

Contractor shall abide by the routes and schedules as determined by City. City reserves the right to deny Contractor vehicles access to certain streets, alleys and public ways, inside the City or outside the City in route to the disposal facilities, where it is in the best interest of the general public to do so due to conditions of streets or bridges. Contractor shall not interrupt the regular schedule and quality of service because of such street closures. Customers under this contract shall be notified by Contractor of the schedules. Individual route starting times and succession of pickup shall remain constant to promote and achieve regularity of service. Any and all route and/or schedule changes, whether temporary or permanent, shall be approved by the City Public Services Director. Written notices of changes in schedules shall be furnished to the customers by Contractor at least ten (10) days prior to the actual change in routes or schedules. City Public Services Director's decision may be appealed to the City Manager. The decision of the City Manager shall be final.

NOTE: Contractor attention is directed to the fact that at various times during the year, the quantity of refuse to be disposed of is materially increased by fluctuations, for example, in the amount of garden and yard trash and holidays and special events. This additional workload will not be considered as adequate justification for failure of Contractor to maintain the required collection schedules and routes.

B. STORM

Contractor shall have a disaster response plan for removal and disposal of excessive amounts of debris or refuse accumulated by reason of a storm of disastrous proportions, natural disaster, severe disturbance, riot or other calamity. Contractor shall have at all times, written agreements with subcontractors for collection, hauling and disposal relating to the above should Contractor not have sufficient resources of its own to affect a timely clean up. Such agreement should contain operational details and unit pricing for collection and hauling with actual disposal costs to be an add on. The initial subcontractor agreements are to be an addendum to this contract with annual renewals to be reviewed and agreed to by the City of Alachua. Contractor's emergency response plan should also have operational details and unit pricing. Contractor and subcontractor agreements must be reviewed and agreed to by the City prior to the first of October each year.

Should an event of the above magnitude occur, the City Public Services Director and Contractor will meet as soon as possible to formulate and agree upon a clean-up plan. Under no circumstances, shall Contractor unilaterally suspend garden and yard trash service due to a natural disaster, such action shall be a contract breach.

City reserves the option to also utilize other Contractor forces, Contractor's subcontractors, services other than provided by this contract (City's own Contractors), City forces, mutual aid agreements or any combination thereof to ensure a timely clean up.

C. FORCE MAJEURE

The performance of any act by City or Contractor may be delayed or suspended at any time while, but only so long as, either party is hindered in or prevented from performance by acts of God, the elements, war, rebellion, strikes, lockouts or any other cause beyond the reasonable control of such party provided; however, City shall have the right to provide substitute service from third party Contractors or City forces and, in such event, City shall withhold payment due Contractor for such period of time. If the condition of force majeure exceeds a period of 14 days, City may, at its option and discretion, cancel or renegotiate this Agreement.

D. EXCLUSIVE RIGHTS

Contractor shall have sole and exclusive rights to collect residential refuse, as defined in the contract agreement, within the corporate limits of the City of Alachua with the following exception: Contractors and residential customers engaged in building or remodeling operations, shall be permitted to remove the waste accumulated as a result of their operations with their own trucks and labor or may contract with any licensed hauler to remove construction and demolition debris. All other waste removal will not be permitted by another solid waste Contractor, other than excluded waste, exempted yard waste and commercial recycled materials. City of Alachua reserves the right to pick up refuse related to street maintenance and other activities related to City functions or ordinances. Contractor shall have the exclusive right to collect and haul residential recyclable and recovered materials from residential customers as terms are defined under State law.

E. MISCELLANEOUS

Contractor shall not be responsible for scattered refuse unless the same has been caused by its acts or those of any of his employees, in which case, all such scattered refuse shall be picked up immediately by Contractor. Employees of Contractor shall not be required to expose themselves to the danger of being bitten by vicious dogs in order to accomplish refuse collection in any case where the owner or tenants have such animals at large. Contractor shall immediately notify the customer and City Public Services Director, in writing by email, of such conditions and the inability to make collections because of such conditions.

F. HOLIDAYS

When a holiday falls on a regularly scheduled collection day, Contractor shall collect all solid waste on the following day, excluding Saturday and Sunday. The following holidays shall be observed by Contractor: New Year's Day, Martin Luther King's Birthday (observed), Memorial Day, Independence Day, Thanksgiving Day and Christmas Day. There will be no collection on these holidays or on any Sunday. All residential collection (garbage, trash, recycling, yard wastes and bulk items) scheduled on or after a holiday will be delayed by one (1) day for the remainder of that week (to include Saturday for scheduled Friday collection). Residential collection will return to the normal schedule for the following week. Holidays that fall on weekends (Saturday or Sunday) will not impact the collection schedule.

The parties recognize that the holiday schedule was developed, in part, to coordinate with the holiday schedule observed by the Alachua County Waste transfer Station. Revisions to the Alachua County Waste Transfer Station holiday schedule may warrant revision to the Contractor's holiday schedule.

SECTION 6 - DURATION OF CONTRACT (AS HEREIN CONSOLIDATED AND EXTENDED)

- A. The term of this consolidated and here incorporated extension agreement shall be for a period of four (4) years, with work commencing on October 1, 2026, and ending on September 30, 2030, unless further extended or terminated.
- B. Contractor shall commence work on the date and year entered in Section 6(A).
- C. If determined to be in compliance with the City purchasing rules and regulations and upon mutual agreement between City and the Contractor, this contract may be extended upon expiration of the initial term based upon successful negotiations of rates between the City and Contractor. Negotiations shall commence at least nine (9) months before expiration of the initial term and shall be concluded within one hundred eighty (180) days prior to the expiration of the initial term. Nothing contained herein creates an obligation for either City or Contractor to engage in such negotiations at the expiration of the term of this Contract.

- D. Nothing contained herein would prohibit City and Contractor from negotiating a higher or better level of service within the contract term and contract term extension(s) noted in sections A. and C. above and as referenced in Section 2 – Scope of Work, Paragraph A 1.

SECTION 7 - CONTRACTOR'S RELATION TO THE CITY

A. CONTRACTOR AS INDEPENDENT CONTRACTOR

It is expressly agreed and understood that Contractor is, in all respects, an Independent Contractor as to the work. Notwithstanding in certain respects, Contractor is bound to follow the direction of designated City officials and Contractor is in no respect an agent, servant, or employee of City. The contract specifies the work to be done by Contractor, but the method to be employed to accomplish this work shall be the responsibility of Contractor, unless otherwise provided in the contract.

B. SUBLETTING CONTRACT

The contract, or any portion thereof, shall not be sublet except with the prior written consent of the City Manager. Consent may be withheld for any reason or for no reason. No such consent will be construed as making the City a party of or to such subcontract, or subjecting City to liability of any kind to any Subcontractor. No subcontract shall, under any circumstances, relieve Contractor of their liability and obligation under this contract and despite any such subletting, City shall deal through the Contractor. Subcontractors will be dealt with as workmen and representatives of Contractor and, as such, will be subject to the same requirements as to character and competence as are other employees of Contractor.

C. SUPERVISION OF CONTRACT PERFORMANCE

Contractor's performance of this contract shall be supervised by the City Public Services Director or some other official of City designated by the City Manager and Contractor shall be so notified in writing by the City Public Services Director. If at any time during the life of the contract, performance satisfactory to the City Public Services Director shall not have been made, Contractor, upon notification by the City Public Services Director, shall increase the force, tools and equipment as needed to properly perform this contract. The failure of the City Public Services Director to give such notification shall not relieve Contractor of their obligation to perform the work at the time and the manner specified by this contract.

D. CITY'S PUBLIC SERVICES DIRECTOR TO BE REFEREE

To prevent misunderstanding and any litigation, the City Public Services Director or designated representative, shall decide any and all questions which may arise concerning the quality and acceptability of the work and services performed, the sufficiency of performance, the interpretation of the contract provisions, and the acceptable fulfillment of the contract on the part of Contractor. The City Public Services Director will determine whether or not the amount, quantity, character and

quality of the work performed are satisfactory. This determination shall be final, conclusive and binding upon both City and Contractor. The City Public Services Director shall make such explanation as may be necessary to complete, explain or make definitive the provisions of this contract and his findings and conclusions shall be final and binding upon both parties.

E. INSPECTION OF WORK

Contractor shall furnish the City Public Services Director or authorized representative with every reasonable opportunity for ascertaining whether or not the work, as performed, is in accordance with the requirements of the contract. Contractor shall designate, in writing, the person to serve as agent and liaison between their organization and City. The City Public Services Director may appoint qualified persons to inspect Contractor's operation and equipment at any reasonable time and Contractor shall admit members of the City Commission and other authorized representatives of City to make such inspections at any reasonable time and place.

F. DISAGREEMENTS - REFUSE TO BE COLLECTED - HOW

It is recognized that disagreements may arise between City and Contractor with regard to the collection of certain items due to interpretation of the specific language in the contract. In the event a disagreement arises and refuse needs to be collected and disposed of, the City Public Services Director or authorized representative may notify Contractor of the location of refuse which has not been collected due to disagreement between City and Contractor and it shall be the duty of Contractor to remove all such refuse within two (2) days of the notice. Should Contractor fail to remove the refuse, City will remove the refuse and City shall deduct costs incurred from the next scheduled payment.

G. TAXES

Contractor shall pay all federal, state and local taxes, to include sales tax, social security, workmen's compensation, unemployment insurance, and other required taxes which may be chargeable against labor, material, equipment, real estate and any other items necessary to and in the performance of this contract.

H. CITY NOT LIABLE FOR DELAYS

It is expressly agreed that in no event shall City be liable or responsible to Contractor or to any other person on account of any stoppage or delay in the work provided for herein, by injunction or other legal or equitable proceedings brought against Contractor or from or by or on account of any delay from any cause over which City has no control.

I. SCHEDULE OF PAYMENTS

For and in consideration of the services to be performed by Contractor pursuant to this agreement, City agrees to make payments to Contractor as follows:

1. Contractor will submit an invoice to the City by the 10th of the month following the month of service. The City will remit payment to Contractor within thirty (30) days of receipt of invoice. City shall pay a service charge on all past due amounts (over 30 days aged) accruing from the date of the invoice at a rate of eighteen percent (18%) per annum.
2. The invoice shall be computed by multiplying the number of residential units being provided refuse service in the service area times the “Base Price” per unit. City and Contractor agree that the number of residential units being billed for refuse in the service area is 4,450. No adjustments to the agreed current Base Price of \$23.94 for either CPI or disposal fee may occur, except as provided for in Section 3. Further, the number of residential units being provided refuse service shall be reviewed once per year on the anniversary date beginning October 1, 2027. This count shall be provided to Contractor and serve as the basis for future monthly billings to City and for any funds due to or from the Contractor (true-up). If a significant number of households is annexed into the City or otherwise added to the agreed 4,533 as set forth in this Section, a revised count shall be done at that time.

J. CANCELLATION OR ANNULMENT OF CONTRACT

Contractor and City recognize that it is of paramount importance that the contract be performed and the individual customers receive service. If Contractor fails to begin work at the time specified, or fails to perform the work with sufficient number of workmen and sufficient and adequate equipment to insure the proper and substantial performance of said refuse collection work, or performs the work unsuitably, or discontinues the prosecution of the work or any portion thereof, or for any other cause whatsoever, excepting only acts of God, does not carry on the work as aforesaid, or if Contractor becomes insolvent or declares bankruptcy or commits any act of bankruptcy or insolvency, or allows any final judgment for the payment of money to stand against it unsatisfied, and if City, through its City Public Services Director, gives notice of such default, and Contractor or its surety fails to cure such default within seven (7) days after giving of such notice by City, then City may thereupon, by action of the City Commission, declare the contract cancelled. Upon declaration of cancellation, City may, at no cost to City or compensation to Contractor, enter into agreements with others for their performance of the work and services herein contracted for at the rates specified in this contract.

Such cancellation of the contract shall not relieve Contractor or the surety of liability for failure to faithfully perform this contract and in case the expense incurred by City in performing or causing to be performed the work and services provided for in this contract shall exceed the price of Contractor, as provided in this contract, then Contractor (and the surety to the extent of its obligation) shall be liable to City for said amount. Contractor’s surety or security will not be released until such time as the term of this contract would otherwise have expired.

A. OPERATION DURING DISPUTE

In the event City has not cancelled the contract in accordance with the terms provided above and there remains a dispute between Contractor and City, Contractor agrees to continue to operate and perform under the terms of this contract while said dispute is pending and agrees that in the event a suit is filed for injunction or other relief to continue to operate the system until the final adjudication of the court.

SECTION 8 - QUALITY OF SERVICE

A. CHARACTER OF WORKMEN AND EQUIPMENT

The direction and supervision of refuse collection and disposal and salvage operations shall be by competent, qualified and sober personnel, and Contractor shall devote sufficient personnel, time and attention to the direction of the operation to assure performance satisfactory to the City. All subcontractors, superintendents, foremen and workmen employed by the Contractor shall be careful and competent. Contractor shall also provide uniforms with I.D. badge. All employees used by Contractor during the terms of this agreement, shall be of a standing or affiliation that will permit Contractor's performance herein to be carried on harmoniously and without delay, and in no case, or in any circumstances, will such employees cause any disturbance, interference or delay to any work or service rendered to City or by City and in no case or in any circumstances will the employees conduct themselves negligently, disorderly or dishonestly in the due and proper performance of the employee's duties. Contractor shall see to it that his employees serve the public in a courteous, helpful and impartial manner. He shall furnish City with a current roster of employees every thirty (30) days. Contractor's employees collecting garbage will be required to follow the regular walk for pedestrians while on private property. No employee shall meddle with property that does not concern him. Care shall be taken to prevent damage to public and private property, including utilities, shrubs, flowers and other plants. After emptying containers, employees shall return them to the same location from which they were taken.

B. COOPERATION OF CONTRACTOR REQUIRED

Contractor shall cooperate with authorized representatives of City in every reasonable way in order to facilitate the progress of the work contemplated under this contract. He shall have at all times a competent and English-speaking representative on the work authorized to receive orders and to act for him in the case of his absence.

C. HANDLING COMPLAINTS

Contractor shall perform a service of high quality and keep the number of legitimate complaints to a minimum. Contractor shall maintain a telephone listing in the name in which it is doing business as a Contractor and provide answering service for those customers needing to make contact during collection hours Monday through Friday.

Contractor agrees to maintain a record of all complaints using "Trac EZ" (or similar software), a tracking and online request system used by cities and waste management services to log, including but not limited to, resident service requests or missed pickups. City shall have unfettered access to Trac EZ for purposes of submitting,

reviewing and monitoring complaints. All complaints whether received in person, by mail or telephone, shall be recorded in Trac EZ the same day in which the complaint is received. Complaints received shall be resolved the same day if received prior to noon and by noon the following day if received after noon. For each month in which the number of unresolved legitimate complaints reaches ten or more, whether for garbage or trash, or any other cause, City shall be entitled to liquidated damages of one hundred (\$100.00) dollars per complaint. Each complaint shall be considered legitimate unless satisfactory disposition of the claim is furnished. The decision of the City Manager or his designee shall be final.

Any complaint made directly to the City shall be entered into Trac EZ. City will include the complainant's name, street address, subdivision name (if applicable), telephone number and complaint details.

D. CUSTOMER INFORMATION

Contractor shall provide each residential customer with a condensed version, approved by City, of rules and regulations for refuse collection. Said condensed version shall outline obligations of the customer and Contractor, according to terms of this agreement.

E. GUARANTEES OF PERFORMANCE

PERFORMANCE BOND: Contractor, no later than September 28, 2026, at 4:00 PM shall deposit with City a performance bond in the amount of one-hundred thousand and no/100 U.S. dollars (\$100,000.00) as a guarantee to the City of faithful performance under the terms of this contract. In no event shall the bond be less than \$100,000.00. The bond shall be maintained for the duration of this contract. Contractor shall supply City with a new annually renewable bond at least thirty (30) days prior to the expiration of any bond. Failure to keep the bond in full force and effect shall be a material breach and entitle the City to immediately terminate the contract. This performance bond shall be written by a company with a Class 9, A or high financial rating as shown in Best's Key Rating Guide.

SECTION 9 - EQUIPMENT

A. TYPE

Contractor shall have on hand at all times and in good working order such equipment as shall permit Contractor to adequately and efficiently perform its contractual duties. Contractor shall provide appropriate equipment, such as pup trucks, for collection on private streets that are neither County nor City maintained roadways to minimize damage to those private streets. If additional equipment is necessary, equipment shall be obtained from nationally known and recognized manufacturers of garbage collection and disposal equipment. All replacement and additional vehicles shall be new equipment unless otherwise agreed to by City. All equipment shall be kept in good repair, appearance, and in a sanitary and clean condition at all times. Contractor shall have available reserve equipment used by Contractor to perform the contractual

duties. A list of equipment to be used to meet the requirements of this contract shall be updated and delivered to the City annually no later than September 15th.

B. AMOUNT

Contractor shall provide sufficient equipment, in proper operating condition to ensure maintaining regular schedules and routes of collection can be maintained.

C. CONDITION

Equipment is to be maintained in a reasonable, safe, working condition, to be painted uniformly, the company name, telephone number, and the number of the vehicle printed in letters not less than four (4) inches high, on each side of the vehicle, and vehicles shall be numbered and a record kept of the vehicle to which each number is assigned. No advertising shall be permitted on vehicles servicing City of Alachua. Contractor is required to keep collection vehicles and containers emptied by mechanical means, cleaned and painted to present a pleasing appearance.

D. OPERATION

Each non-packer trash vehicle shall be equipped with a cover which may be net with mesh not greater than one and one-half inches, or tarpaulin, or fully enclosed metal top. Such cover shall be kept in good order and used to cover the load going to and from the disposal facility during loading operations or when parked, if the contents are likely to be scattered if not covered. Vehicles shall not be overloaded so as to scatter refuse; however, if refuse is scattered from Contractor's vehicle for any reason, it shall be picked up immediately. Each vehicle shall be equipped with adequate tools for this purpose. Contractor's vehicles are not to interfere unduly with vehicular or pedestrian traffic and vehicles are not to be left standing on streets unattended except as made necessary by loading operations, and shall move with the traffic flow.

SECTION 10 – EMPLOYMENT AND WORKING CONDITIONS

Contractor shall comply with all applicable state and federal laws relating to wages and hours, and all other applicable laws relating to the employment or the protection of employees now or hereafter in affect. Contractor is required and hereby agrees by accepting this contract, to pay all employees not less than the federal minimum wage and to abide by other requirements as established by the Congress of the United States in the Fair Labor Standards Act as amended, and changed from time to time. Contractor also agrees that upon written request, Contractor will provide City all information and policies, whether written or oral, relating to the wages or terms and conditions of employment for employees in the service of Contractor under this agreement.

SECTION 11 - COMPLIANCE WITH LAWS AND REGULATIONS

Contractor hereby agrees to abide by all applicable federal, state, county and city laws and regulations. Contractor and his surety indemnify and save harmless the City, all its officers, representatives, agents and employees against any claim or liability arising from or based on the violation of any such laws, ordinances, regulations, order or other decree, whether by

itself employees or subcontractor. This clause shall apply not only during the term of this agreement, but also as to any claim, liability, or damages which are based on Contractor's conduct during the term of this agreement and in the event City is charged with the responsibility, jointly or severally, for the aforementioned conduct as a successor to Contractor.

CHOICE OF LAW AND VENUE: The parties understand and agree that the relationship between them is that of City and Contractor, and it is specifically understood and agreed that this Agreement and the relationship between the parties shall be construed in accordance with the laws of the State of Florida. The parties agree that venue is proper in Alachua County, Florida.

SECTION 12 - INSURANCE

Contractor shall not commence work under this contract until he has obtained all insurance required under this contract and as required by the City of Alachua Purchasing and Sales Policy and Regulations (<https://www.cityofalachua.com/DocumentCenter/View/1295/City-of-Alachua-Purchasing-and-Sales-Policy-and-Regulations-PDF>) and such insurance coverage has been approved by City Manager of the City of Alachua or his designee, or shall Contractor shall not allow any subcontractor to commence work on subcontracts until similar insurance of subcontractor has been obtained and approved by the City.

A. COMPENSATION INSURANCE

Contractor shall provide and maintain during the life of this contract, Worker's Compensation Insurance at the statutory limits in accordance with Florida law, for all of his employees, who are employed in connection with the work, and in case the work is sublet, Contractor shall require the subcontractor similarly to provide Worker's Compensation Insurance for all the latter's employees, unless such employees are covered by the protection afforded by Contractor. In case any class of employees engaged in hazardous work under this contract are not protected under Worker's Compensation Statute, Contractor shall provide and shall cause each subcontractor to provide adequate insurance coverage for the unemployment compensation protection of his employees not under or otherwise protected.

B. PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE

Contractor shall provide and maintain during the life of this contract, at its own expense, such public liability and property damage insurance, with City of Alachua also being named as an additional insured, as shall protect Contractor and any subcontractor performing work covered by this contract, from claims for property damage and bodily injury claims, that may arise from operations under this contract, whether such operations be by Contractor or by a subcontractor, or anyone directly employed by Contractor or subcontractor, and the amount of such insurance shall be as follows:

1. COMPREHENSIVE GENERAL LIABILITY INSURANCE

Contractor shall provide and maintain during the life of the contract, at his own expense, Comprehensive General Liability Insurance, naming the City of Alachua as an additional insured. Coverage must afford on a form no more restrictive than the latest edition of the Comprehensive General Liability Policy filed by the Insurance Services Office and must include:

- a. Minimum limits of \$3,000,000 per occurrence combined single limit for bodily injury liability and property damage liability.
- b. Premises and/or operations.
- c. Independent Contractors.
- d. Products and/or completed operations.

The contractual coverage must specify that it covers the Hold Harmless Agreement which is part of this contract.

2. BUSINESS AUTOMOBILE POLICY

Contractor shall provide and maintain during the life of the contract, at his own expense, Comprehensive Automobile Liability Insurance. Coverage must be afforded on a form no more restrictive than the latest edition of the Business Auto Policy filed by the Insurance Services Office and must include:

- a. Minimum limits of \$1,000,000 per occurrence combined single limit for bodily injury liability and property damage liability.
- b. Owned vehicles.
- c. Hired and non-owned vehicles.

The contractual coverage must specify that it covers the Hold Harmless Agreement which is part of this contract.

3. UMBRELLA LIABILITY

In addition to the above limits, Contractor shall provide at least a \$4,000,000 umbrella or excess liability insurance policy, which shall be in full force and effect, covering all insurance lines, including, but not limited to, Comprehensive General Liability Insurance and Comprehensive Automobile Liability Insurance.

C. PROOF OF INSURANCE

Contractor shall furnish the City, prior to the start of any operations under this contract, satisfactory proof of carriage of the insurance required with an insurance company satisfactory and acceptable with the City. No policy is acceptable to City that can be cancelled by the insurer in less than thirty (30) days after the insured has received written notice of such cancellation provision of the policy. To be acceptable to City, each insurance certificate shall contain a clause substantially as follows:

“The policies referred to herein provide that they cannot be cancelled by the insurer in less than thirty (30) days after the insured has received written notice of such cancellation, and equal notification by the insured to City. The insured shall endeavor to encourage the insurer to provide like notice to City.”

All insurance policies shall name the City of Alachua as additional insured on the policies.

Should Contractor fail to provide such insurance, City may secure the same, the cost of which shall be reimbursed to the City by Contractor or the City may cancel the contract.

SECTION 13 - CITY HELD HARMLESS FROM INJURIES, DAMAGES AND CERTAIN OTHER ACTS OF THE CONTRACTOR

Contractor and his surety hereby expressly bind themselves to defend, indemnify and save City harmless, to the extent of Contractor's fault, from all suits or actions of every name and description brought against said City for or on account of any injuries or damages received or sustained by any party or parties from the acts, omissions or negligence of, said Contractor, or his servants or agents, including subcontractors engaged in doing the work herein contracted for, or by, or in consequence of any negligence in guarding against same, or in any improper materials or equipment used in its performance, or by or on account of any act or omission of the said Contractor, or on account of any claims or amounts recovered for infringement of patent, trademark, or copyright, or from any claims or amounts arising or recovered under the Workmen's Compensation Laws. In case there is any money due to the Contractor, so much of the money due the said Contractor as the City's Public Services Director shall deem necessary to protect the City, may be retained by the City until such suit, or suits, action or actions, claim or claims, injuries, damages as aforesaid, shall have been settled and suitable evidence to that effect has been furnished the City's Public Services Director.

SECTION 14 - LIQUIDATED DAMAGES

Should Contractor fail to perform in accordance with the provisions of this contract and/or refuse to pay liquidated damages upon receipt of invoice from the City, the City shall, in addition to the amounts provided in other provisions of this contract, be entitled to claim against the performance bond of Contractor as provided in Section 8E, or deduct from the next regularly scheduled payment to Contractor, the following amounts, not as a penalty, but as liquidated damages for such breach of contract:

A.	Unresolved legitimate complaints over ten (10) per month.	\$100 per incident, including the first ten (10)
B.	Collection of Residential Solid Waste and/or Recyclables before 7:00 AM or after 6:00 PM.	\$100 per incident
C.	Failure to collect residential refuse, recyclables, bulky waste, and vegetative trash in accordance with the then adopted current route schedules.	\$100 per incident
D.	Failure to clean spillage in accordance with contract provisions after notification by the City.	\$50 per incident
E.	Failure to replace damaged container within seven (7) days after notification by the City.	\$50 per incident
F.	Failure to repair damage to customer's property within seven (7) days after notification by the City.	\$100 per incident
G.	Failure to maintain office hours as required.	\$100 per incident
H.	Equipment Operator not properly licensed.	\$100 per incident
I.	Failure to provide documents and reports in a timely and accurate manner after seven (7) day notice by the City.	\$100 per incident
J.	Failure to comply with employee roster and proper uniforms.	\$100 per incident
K.	Using improper equipment to service residential customers on private roads.	\$50 per incident
L.	Failure to provide customer recycle bins within seven (7) days after notification by the City.	\$50 per incident
M.	Failure to report recycling activity quarterly in the format determined by the City, for the purpose of tracking and verifying citywide recycling activity.	\$50 per incident

SECTION 15 - CITY ORDINANCES

Nothing contained in any ordinance of City now in effect, hereafter adopted, pertaining to the collection of garbage and trash shall in any way be construed to affect, change or modify or otherwise alter the duties, responsibilities and operation of Contractor in the performance of the terms of this contract. It is the intention hereof that Contractor be required to perform

strictly the terms of this contract, regardless of the effect or interpretation of any municipal ordinances which in any way relate to garbage and trash.

SECTION 16 - AMENDMENTS

City and Contractor shall have the right to amend this contract as necessary to comply with federal, state and local laws and regulations, as amended from time to time. Such amendments shall take effect within thirty (30) days of Contractor's receipt of the written amended contract. Amendments which are consistent with the purposes of this contract may be made with the mutual consent, in writing, of the parties and in accordance with City Charter and other applicable laws and ordinances.

SECTION 17 – BOOKS AND RECORDS

The City shall have the right upon reasonable notice to inspect and review Contractor's books and records regarding Contractor's performance of services hereunder. The City shall maintain such records in a confidential manner to the extent permitted by law.

SECTION 18 - MEETINGS

The City and Contractor hereby agree to meet at least quarterly to review contract and performance items and any other relevant topics regarding the services provided by Contractor. The City's Public Services Director shall schedule quarterly meetings at a time and location convenient to both City and Contractor.

SECTION 19 - NOTICE

Notices for purposes of the Contractor as called for under this agreement shall be delivered to Sean Michael Jennings, CEO, President and Secretary, by email.

Notices to the City shall be delivered to the City Manager, City of Alachua, by email.

Any notices hereunder shall be sent by email to the following:

CITY: City Manager, citymanager@cityofalachua.org

Cc: Compliance & Risk Management, crm.director@cityofalachua.org

CONTRACTOR: Ralph Mills, rmills@wasteprousa.com

Cc: Nathan Frischkorn, nfrischkorn@wasteprousa.com

SECTION 20 - ASSIGNMENT AND CHANGE OF CONTROL

Contractor shall make no assignment of its rights or obligations under the Contract without first obtaining the written consent of the City, which may be granted or withheld in its sole discretion. In the event Contractor is a corporation, partnership or legal entity, there shall be no change in the direct or indirect legal or factual control of such entity without first obtaining the written consent of the City. A change of legal control includes, but is not limited to, a transfer of ownership of over 20% of Contractor or any person or entity owning a 20% or greater interest, direct or indirect, in the Contractor.

SECTION 21 - SEVERABILITY

If any article or section of this agreement or of any supplements or riders thereto, should be held invalid by operation of law or by any tribunal of competent jurisdiction, or if compliance with or enforcement of any article or section should be restrained by such tribunal pending a final determination as to its validity, the remainder of this agreement and of any supplements or riders thereto, or the application of such article or section to persons or circumstances other than those to which it has been held invalid or as to which compliance with or enforcement of has been restrained, shall not be affected thereby.

SECTION 22 – E-VERIFY

- A. Pursuant to Section 448.095, Florida Statutes, Contractor and its subcontractors shall, register with and use the U.S. Department of Homeland Security's E-Verify system to verify work authorization status of all employees hired during the term of this Agreement and must, upon request, provide evidence of compliance with this provision.
- B. Contractor shall require each of its subcontractors to provide Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of the subcontractor's affidavit as part of and pursuant to the records retention requirements of this Contract.
- C. The City, Contractor, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Florida Statutes, or the provisions of this section shall terminate the contract with the person or entity.
- D. The City, upon good faith belief that a subcontractor knowingly violated the provisions of this section, but Contractor otherwise complied, shall promptly notify Contractor and Contractor shall immediately terminate the contract with the subcontractor.
- E. An agreement/contract terminated under the provisions of this section is not a breach of contract and may not be considered such. Any agreement/contract termination under the provisions of this section may be challenged pursuant to Section 448.095(2)(d), Florida Statutes. Contractor acknowledges that upon termination of this Contract by the City for a violation of this section by Contractor, Contractor may not be awarded a public contract for at least one (1) year. Contractor further

acknowledges that Contractor is liable for any additional costs incurred by the City as a result of termination of any agreement/contract for a violation of this section.

- F. Contractor or subcontractor shall insert in any subcontracts the clauses set forth in this section, including this subsection, requiring the subcontractors to include these clauses in any lower tier subcontracts. Contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in this section.

SECTION 23 – HUMAN TRAFFICKING

In compliance with Section 787.06(13), Florida Statutes, Contractor agrees to execute the Human Trafficking Affidavit attached hereto as Exhibit C. Contractor further represents and affirms that Contractor does not use coercion for labor or services, as those terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time. Contractor further agrees that in the event that at any time in the future, Contractor does use coercion for labor or services, Contractor will immediately notify City and no contracts may be executed, renewed or extended between the parties.

SECTION 24 – PUBLIC RECORDS

Pursuant to Section 119.0701, Florida Statutes, the Parties agree to the following:

During the term of this Agreement, Contractor shall comply with the Florida Public Records Law, to the extent such law is applicable to Contractor. If Section 119.0701, Florida Statutes is applicable, Contractor shall do the following:

- (1) Keep and maintain public records required by City to perform this service;
- (2) Upon request from City, provide City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost allowed by law;
- (3) Keep from disclosure those public records that are exempt or confidential from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if Contractor does not transfer the records to City;
- (4) Upon completion of the contract, Contractor will transfer, at no cost, all public records to City, or keep and maintain public records required by City to perform the service. If Contractor transfers to City all public records upon completion of the contract, Contractor shall destroy any duplicate public records that are exempt or confidential from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the contract, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to City in a format that is compatible with the information technology systems of City.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, REGARDING CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTRACTOR SHOULD CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 386-418-6100, OR [LE WILLIAMS@CITYOFALACHUA.ORG](mailto:LE.WILLIAMS@CITYOFALACHUA.ORG) OR 15100 NW 142ND TERRACE, ALACHUA, FLORIDA 32615.

IN WITNESS WHEREOF, the City of Alachua and Waste Pro of Florida, Inc. have caused this contract to be executed the day and year hereinafter.

CITY OF ALACHUA

Walter Welch, Mayor

Date: _____

ATTEST:

By: _____

Date: _____

APPROVED AS TO FORM:

S. Scott Walker, City Attorney

Date: _____

WASTE PRO OF FLORIDA, INC.

E. Ralph Mills
Ralph Mills, Senior Vice President

Date: 9/10/26

ATTEST:

By: Ralph Mills

Date: 9/10/26

EXHIBIT A

FLORIDA STATUTES ON PUBLIC ENTITY CRIMES FORM

FLORIDA STATUTES ON PUBLIC ENTITY CRIMES FORM

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to CITY OF ALACHUA, FL
(print name of public entity)

by E. RALPH MILLS
(print individual name and title)

for WASTE PRO OF FLORIDA, INC.
(print name of entity submitting sworn statement)

whose business address is 13331 Southern Precast Drive,
Alachua, Florida 32615

and (if applicable) its Federal Employer Identification Number (FEIN) is
59-3701785

(if the entity has no FEIN) include the Social Security Number of the individual signing this sworn Statement

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g) Florida Statutes means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
3. I understand that "conviction" as defined in Paragraph 287.133(1)(b) Florida Statutes means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a) Florida Statutes means
- a. A predecessor or successor of a person convicted of a public entity crime; or

- b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
5. I understand that a "person" as defined in Paragraph 287.133(l)(c) Florida Statutes means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(Indicate which statement applies).**

✓ Neither the entity submitting this sworn statement nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

 The entity submitting this sworn statement or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

 The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (Attach a copy of the final order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH

DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

E. Ralph Mills

(Signature)

Sworn to and subscribed before me this 10th day of September, 2026.

Personally known

OR produced identification _____

Notary Public - State of Florida

My Commission expires 4/18/2029

(Type of Identification)

Dayna L. Williams

(Print, typed or stamped commissioned name of notary public)



DAYNA L. WILLIAMS
Notary Public
State of Florida
Comm# HH660677
Expires 4/18/2029

EXHIBIT B

DRUG-FREE WORKPLACE FORM

DRUG-FREE WORKPLACE FORM

The undersigned vendor, in accordance with Florida Statute 287.087, hereby certifies that WASTE PRO OF FLORIDA, INC. does:
(Business Name)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, employee assistance programs and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in Paragraph 1.
4. In the statement specified in Paragraph 1, notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any convictions of, or plea of guilty or nolo contendere to, any violation of Chapter 1893 or of any controlled substance law of the United States or any state, for any violation occurring in the workplace, no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free work- place through implementation of Paragraphs 1 through 5.

As the person authorized to sign this statement, I certify that this firm complies fully with the above requirements.

[NOTARY AND SIGNATURE ON NEXT PAGE]

E. Ralph Mills

(Signature)

Sworn to and subscribed before me this 10th day of September,
2026.

Personally known

OR produced identification _____

Notary Public - State of Florida

My Commission expires 4/18/2029

(Type of Identification)

Dayna L. Williams

(Print, typed or stamped commissioned name of notary public)



DAYNA L. WILLIAMS
Notary Public
State of Florida
Comm# HH660677
Expires 4/18/2029

EXHIBIT C

HUMAN TRAFFICKING AFFIDAVIT

HUMAN TRAFFICKING AFFIDAVIT

In compliance with Section 787.06(13), Florida Statutes, this affidavit must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with the City of Alachua (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. I am over the age of 18 and I have personal knowledge of the matters set forth herein.
2. I am an officer or representative of WASTE PRO OF FLORIDA, INC. a non-governmental entity and I am authorized to provide this affidavit on behalf of Nongovernmental Entity)
3. Nongovernmental Entity, and any of its subsidiaries or affiliates, do not use coercion for labor or services, as those terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.
4. If, at any time in the future, Nongovernmental Entity does use coercion for labor or services, Nongovernmental Entity will immediately notify Governmental Entity and no contracts may be executed, renewed, or extended between the parties.
5. I have read the foregoing affidavit and confirm that the facts stated in it are true, and are made for the benefit of, and reliance by Governmental Entity.

Company: WASTE PRO OF FLORIDA, INC.

Authorized Signature: E. Ralph Mills Date: 9/10/26

Printed Name: E. RALPH MILLS Title: SENIOR V.P.

STATE OF Florida COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or

☐ online notarization, this 10th day of September, 2026, by Ralph Mills, as Senior Vice President on behalf of the company/corporation. They ☒ are personally known to me or ☐ have produced _____ as identification.

Dayna L. Williams

(Affix Notary Stamp or Seal)

Notary Public Signature

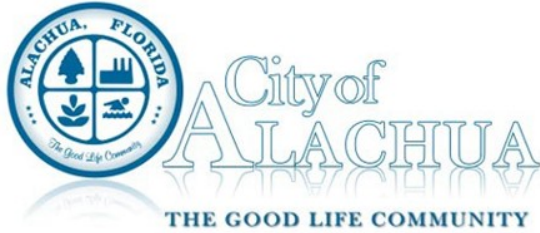
Print, Type or Stamp Name of Notary: Dayna L. Williams

My commission expires: _____

4/18/2029



DAYNA L. WILLIAMS
Notary Public
State of Florida
Comm# HH660677
Expires 4/18/2029



Commission Agenda Item

MEETING DATE: September 14, 2026

SUBJECT: Santa Fe Crossing - Infrastructure Acceptance and Return of Surety

PREPARED BY: Rodolfo Valladares, City Manager

RECOMMENDED ACTION:

Accept the Santa Fe Crossings water and wastewater systems, record the value of the accepted infrastructure on the City's asset records, and authorize the release of the \$339,308.88 maintenance surety to Alachua 441/235, LLC.

Summary

On May 22, 2023, Alachua 441/235, LLC entered into an Infrastructure Plan Agreement with the City of Alachua establishing the requirements for construction of public infrastructure for the Santa Fe Crossings development. On November 19, 2024, the City certified completion of the infrastructure improvements and commencement of the one-year warranty period.

JBPro, the Engineer of Record, subsequently certified the final project cost at \$3,393,088.76. The warranty period has expired, and all required repairs have been completed.

Pursuant to Section 7.8.1(B) of the City of Alachua Land Development Regulations, formal action by the City Commission is required to accept maintenance responsibility for subdivision infrastructure. Accordingly, staff recommends acceptance of the Santa Fe Crossings water and wastewater systems and recording the value of the accepted infrastructure on the City's asset records.

In accordance with the Infrastructure Plan Agreement, the developer provided a maintenance surety equal to 10% of the certified value of the improvements. Based on the final certified cost, the maintenance surety is \$339,308.88. With all requirements satisfied, staff recommends release of the surety to Alachua 441/235, LLC.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Santa Fe Crossings - Infrastructure Plan Agreement
2. Santa Fe Crossings - Letter of Acceptance
3. Santa Fe Crossings - Certification of Completion
4. Santa Fe Crossings - Infrastructure Plan Minor Modification
5. Santa Fe Crossings - Certification of Cost

INFRASTRUCTURE PLAN AGREEMENT FOR SANTA FE CROSSING

This INFRASTRUCTURE PLAN AGREEMENT for Santa Fe Crossing
(the "Agreement") is made this 22nd day of May, 2023.

BETWEEN

DEVELOPER: ALACHUA 441/235, LLC
 a Florida Limited Liability Company ("Developer")
 Whose address is:
 496 S Hunt Club Boulevard
 Apopka, FL 32703

AND

CITY: CITY OF ALACHUA, a municipality in Alachua County, FL ("City")

RECITALS:

WHEREAS, the DEVELOPER is developing an infrastructure plan in the City known as Santa Fe Crossing (the "Project"), legally described in attached Exhibit "A" (the "Property" or "Land");

WHEREAS, the Property or Land which is described in the Plat for the Project is owned by ALACHUA 441/235, LLC a Florida Limited Liability Company, whose mailing address is: 496 S Hunt Club Boulevard, Apopka, FL 32703 ("Developer" or "Owner");

WHEREAS, the Developer wishes to enter into an Infrastructure Plan Agreement with City as part of the City's site specific regulations for applications for development orders for infrastructure plans further set forth and required in Section 2.4.9 (E)(2) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.*, Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3492395 12 PG(S)
5/24/2023 3:28 PM
BOOK 5093 PAGE 1447
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1147793
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$0.00
Intang. Tax: \$0.00

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City hereby agree to and specify the following:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.
2. **Construction:** The Developer shall construct, at Developer's sole expense, the public and private improvements [including, but not limited to, roadways, streetlights, water facilities, wastewater facilities, electric system facilities, right of ways, easements, stormwater conveyance systems, and drainage facilities as reflected on the approved Infrastructure Plan for the Project (the "Improvements")], for the Project according to the specifications for Infrastructure Plans as set forth in the City's LDRs and in accordance with the design documents. Developer agrees to proceed with the construction of the Improvements for the Project, in a diligent manner, and Developer shall complete these Improvements on or before March 31, 2024. Developer shall be responsible for any damages caused in or to public infrastructure, including but not limited to roadways, streetlights, water facilities, wastewater facilities, electric system facilities, stormwater conveyance systems, and drainage facilities, by any of the construction vehicles or equipment utilized on or in conjunction with the construction in the Project. In the event the City's Public Services Director, in his sole discretion, determines such damages have been sustained, he shall provide the Developer written notice of the damages with a time frame in which the Developer shall cure the damages. The failure of the Developer to timely cure the damages shall be a default under this Agreement and the City shall be able to make a claim for payment for the correction of damages under the Common Law Performance Bond referenced in paragraph 6 below.
3. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.
4. **Conveyance:** The Developer shall convey all of the required public Improvements to the City, however, the Developer and City agree that the public Improvements shall not be accepted by the City until the public Improvements have been completed, approved by the City, a one-year warranty period as described below has concluded, and the City Commission of the City of Alachua (the "Commission") officially accepts the Improvements.

5. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans for the Project, City's LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.
6. **Surety Devices:** In order to comply with Sections 2.4.9(E)(2) and 6.10 of the LDRs, the Developer further warrants and agrees, as follows:
 - a. Upon the approval of this Agreement, the Developer shall provide the City with a Common Law Performance Bond ("Bond") in a form acceptable to the City in the amount of \$3,003,320.71 (120% of the \$2,502,767.26 estimated construction costs as set forth in the Certification in attached Exhibit "B") as the surety instrument and guarantee of the satisfactory construction of all of the Improvements required for the Project in accordance with this Agreement. This Bond shall remain in full force and effect until the terms of this Agreement have been fulfilled.
 - b. Upon Developer's timely and satisfactory completion of the Improvements and the City's approval (but not acceptance) of these Improvements, and the Developer providing a maintenance surety instrument in a form acceptable to the City in the amount of 10 percent of the certified value of the complete Improvements (approximately \$250,275.73 as set forth in the Certification in attached Exhibit "B"), less any reductions requested by the City for the completion of any Improvements, the City will release the Common Law Performance Bond referenced in Paragraph 6.a. above.
7. **Inspections:** Upon the City's approval of the Plans, and the Developer's compliance with the terms of this Agreement, including surety instruments, the Developer may commence construction of the Improvements. Construction shall be completed on or before March 31, 2024. During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua, shall perform Construction Inspection Services (CIS) and shall prepare and provide to the City inspection reports at the following benchmarks:
 - a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.
 - b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
 - c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.
 - d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
 - e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.

- f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

The Project's Engineer of Record or the Professional Engineer performing CIS shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Bond for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CIS conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CIS providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide a list specifying all defects, deficiencies, and necessary repairs to the Developer within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CIS that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the Project's Engineer of Record or the Professional Engineer performing the CIS shall submit a certified cost of construction for the completed Improvements. The Developer shall then provide a surety instrument [Bond or ILOC] in the amount of 10% of the certified cost of construction as the one-year maintenance surety to the City as set forth in Paragraph 6.b. above.

8. **Warranty Period:** The Developer warrants all Improvements for the Project for a period of one year from the City's approval, other than routine maintenance. Should the City, in the City's sole discretion, deem repairs are needed to the Improvements, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of written notice. In the event the Project's Engineer of Record determines that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined in the sole discretion of the City's Public Services Director. The Developer shall be responsible for making all repairs so long as notice is sent or delivered to the Developer within the one-year warranty period. The warranty period shall be automatically extended until the completion of all

requested repairs. If the Developer does not complete the repairs within thirty days from the notice, it shall constitute a breach of this Agreement.

9. **Inspections Following Warranty Period:** After the warranty period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the plans and applicable regulations and are functional and in good working order. The installation of the public Improvements shall in no case bind the City to accept the public Improvements for public maintenance or operation until the Public Services Director has approved that the Improvements to be constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable requirements and regulations and the Commission has accepted the public Improvements. Within 60 days of the Public Services Director's approval, the Commission will formally accept maintenance of the public Improvements and release the Maintenance Irrevocable Letter of Credit. The maintenance of the stormwater management system shall be the responsibility of the Developer and its successors.
10. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.
11. **No Inordinate Burden on Land:** The Developer further agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Land or vested rights to the specific use of the Land described in Exhibit "A".
12. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.
13. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.
14. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.
15. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on

behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

16. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address in Paragraph 19 below.
17. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Land.
18. **Default by Developer:** Should Developer fail to complete the Improvements in accordance with this Agreement, the City shall be entitled to make immediate demand on any Common Law Performance Bond provided by Developer hereunder, and also be entitled to any other remedies allowed by law. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.
19. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City: City of Alachua
Attn: City Manager / LDR Administrator

Via Hand Delivery: 15100 NW 142nd Terrace
Alachua, FL, 32615

Via U.S. Mail: Post Office Box 9
Alachua, FL 32616

Developer/Owners: Alachua 441/235, LLC
Via USPS or ATTN: John C. Vick, III, Manager
Hand Delivery: 496 S Hunt Club Boulevard
 Apopka, FL 32703

20. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.
21. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.
22. **Not Assignable Without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the Commission.
23. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.
24. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.
25. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the Commission.
26. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.
27. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.
28. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.
29. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.
30. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.
31. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary

damages against the City for anything in any way related to or arising out of this Agreement.

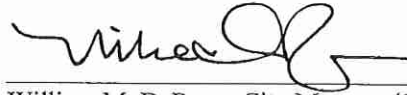
32. **Sovereign Immunity**: The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

33. **No Future Representations**: The City's approval of this Infrastructure Plan Agreement for Santa Fe Crossing does not in any way imply, represent, require or guarantee that the City will approve the application for any other development that would be served by the Project.

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year first above written.

Attest:

CITY OF ALACHUA



William M. DaRoza, City Manager/Clerk

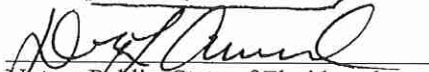
By: 
Gib Coerper, Mayor

Approved as to form:


Marian B. Rush, City Attorney

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING INFRASTRUCTURE PLAN AGREEMENT FOR Santa Fe Crossing was acknowledged before me this 22nd day of May 2023, by GIB COERPER, who is personally known to me or who produced _____ as identification.


Notary Public, State of Florida at large

Commission No.: HH 196584

Expiration: March 8, 2026 [SEAL]



DIANE L. AMENDOLA
Commission # HH 196584
Expires March 8, 2026
Bonded Thru Budget Notary Services

[Signatures Continue on next page]

DEVELOPERS/OWNERS

ALACHUA 441/235, LLC
a Florida Limited Liability Company

By its Manager:
V 3 ALACHUA 441/235, LLC
a Florida Limited Liability Company

By its Manager:
V 3 CAPITAL FUND V MANAGER, LLC
A Florida Limited Liability Company

By its Manager:
V 3 DEVELOPMENT, LLC
A Florida Limited Liability Company

Witnesses:

(sign) Carolyn B. Stanley
(print) Carolyn B. Stanley

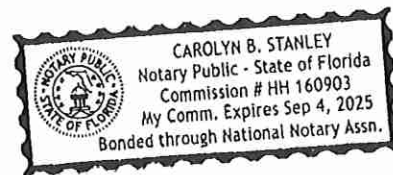
By its manager:

JOHN C. VICK, III

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING INFRASTRUCTURE PLAN AGREEMENT FOR Santa Fe Crossing was acknowledged before me this 10 day of may 2023, by John C. Vick, III, who is personally known to me or who produced _____ as identification.

Carolyn B. Stanley
Notary Public, State of Florida at large
Commission No.: HH160903
Expiration: 9/4/25 [SEAL]



**Gainesville**3530 NW 43rd Street
Gainesville, FL 32606**St. Augustine**4420 US-1 S, Suite 1
St. Augustine, FL 32086

jbro.com

(844) Go-JBPro

contact@jbro.com

Santa Fe Crossings

Legal Description

Exhibit "A" to Infrastructure Plan Agreement for Santa Fe Crossing

(BY SURVEYOR)

LEGAL DESCRIPTION

PARCEL 1 PER O.R.B 4392 PG 1137

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH

01 DEG. 48 MIN. 14 SEC. WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. S-235A, 1297.87 FEET, THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST 50.00 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A AND THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20, SAID INTERSECTION BEING

THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEG. 34 MIN. 56 SEC., A RADIUS OF 13,163.97 FEET, A LENGTH OF 363.52 FEET, AND A CHORD OF NORTH 75 DEG. 39 MIN. 20 SEC. WEST, 363.51 FEET, THENCE RUN NORTH

74 DEG. 51 MIN. 52 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 439.23 FEET; THENCE

RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 15 DEG. 01 MIN. 16 SEC. A RADIUS OF 1238.90 FEET, A LENGTH OF 324.80 FEET; AND A CHORD OF NORTH 67 DEG. 21 MIN. 14 SEC. WEST, 323.87 FEET; THENCE RUN NORTH 59 DEG. 50 MIN. 36 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 257.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF US. HIGHWAY NO. 441; THENCE SOUTH 79 DEG. 06 MIN. 00 SEC. EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID US. HIGHWAY NO. 441, 1315.12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A; THENCE RUN SOUTH 01 DEG. 48 MIN. 14 SEC. EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A, 210.39 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT

THAT PROPERTY PREVIOUSLY SOLD TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN DEED RECORDED IN OR. BOOK 415, PAGE 137, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

AND

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST (ALSO BEING ON THE CENTERLINE OF COUNTY ROAD 235—A; THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST, A DISTANCE OF 1297.87 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST, A DISTANCE OF 50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S—235A, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN FROM SAID POINT OF BEGINNING ALONG A CHORD BEARING OF NORTH 75 DEG. 50 MIN. 25 SEC. WEST A RADIUS OF 13,163.97 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 363.64 FEET; THENCE RUN NORTH 74 DEG. 53 MIN. 16 SEC. WEST A DISTANCE OF 440.59 FEET TO A POINT OF CURVE ON A CURVE; SAID CURVE CONCAVES NORTHEASTERLY WITH A CHORD BEARING OF NORTH 71 DEG. 57 MIN. 49 SEC. WEST AND A RADIUS OF 1,238.90 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 126.42 FEET; THENCE RUN SOUTH 00 DEG. 31 MIN. 04 SEC. WEST A DISTANCE OF 33 FEET MORE OR LESS TO A POINT OF CURVE ON A CURVE ON THE CENTERLINE OF COUNTY ROAD NW 18-A (ALSO KNOWN AS OLD STATE ROAD NO. 20); SAID POINT OF CURVE ON A CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 71 DEG. 57 MIN. 49 SEC. EAST AND A RADIUS OF 1,238.90 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 126.42 FEET MORE OR LESS; THENCE RUN SOUTH 74 DEG. 53 MIN. 16 SEC. EAST A DISTANCE OF 441 FEET MORE OR

LESS TO A POINT OF CURVE, SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 75 DEG. 50 MIN. 25 SEC. EAST AND A RADIUS OF 13,163.97 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 364 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S-235A; THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST A DISTANCE OF 34.35

FEET MORE OR LESS TO THE POINT OF BEGINNING.



Civil Engineering



Surveying



Land Planning



Construction Services



Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

St. Augustine
4420 US-1 S, Suite 1
St. Augustine, FL 32086

jbpro.com
 (844) Go-JBPro
 contact@jbpro.com

Santa Fe Crossings

Legal Description

(BY SURVEYOR)

Exhibit "A" to Infrastructure Plan
Agreement for Santa Fe Crossing

PARCEL 2 PER O.R.B. 2241 PG. 1384

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 78 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S87°26'54"W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S—235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N01°47'55"W 861.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN S87°27'06"W, 764.76 FEET; THENCE RUN N19°05'30"W, 131.62 FEET; THENCE RUN N00°43'17"W, 523.49 FEET (SAID POINT BEING ON A CURVE); THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 00°42'11", A RADIUS OF 1271.90 FEET, A CHORD BEARING AND DISTANCE OF S74°21'50"E, 15.61 FEET) AN ARC DISTANCE OF 15.61 FEET TO A POINT OF TANGENCY; THENCE RUN S74°47'51"E, 439.91 FEET TO A POINT OF CURVATURE; THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 01°37'13", A RADIUS OF 13196.97 FEET, A CHORD BEARING AND DISTANCE OF S75°36'53"E, 373.19 FEET) AN ARC DISTANCE OF 373.20 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S—235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S01°47'55"E, 401.75 FEET TO THE POINT OF BEGINNING



Civil Engineering



Surveying



Land Planning



Construction Services



Santa Fe Crossings
Engineers Opinion of Probable Cost
Date: 3/29/2023

FDOT ID	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
General					
	GEOTECHNICAL TESTING	LS	\$5,000.00	1	\$5,000.00
			SUBTOTAL		\$5,000.00
Demolition, Erosion Control, Tree Protection					
0327-70-6	MILL AND RESURFACE ASPHALT PAVEMENT	SY	\$2.89	2360	\$6,820.40
	REMOVAL OF EXISTING FENCE	LF	\$2.40	2695.00	\$6,468.00
0110-23	REMOVAL OF EXISTING TREES	EA	\$579.48	23	\$13,328.04
0110-21	TREE BARRICADE FENCE	LF	\$8.07	141.00	\$1,137.87
0104-10-3	SILT FENCE SEDIMENT BARRIER	LF	\$1.78	2221.00	\$3,953.38
0104-18	INLET PROTECTION SYSTEMS	EA	\$163.73	19	\$3,110.87
			SUBTOTAL		\$34,818.56
Earthwork					
0120-1	Cut	CY	\$5.00	13540.00	\$67,700.00
0120-6	Fill	CY	\$13.00	14270.00	\$185,510.00
			SUBTOTAL		\$253,210.00
Roadway and Sidewalk					
0334-1-12	ASPHALTIC CONC, 2" SP-12.5 PAVEMENT	TN	\$114.81	777.00	\$89,207.37
0285-706	8" LIMEROCK BASE GROUP 06	SY	\$22.40	7058.00	\$158,099.20
0160-4	12" STABILIZED SUBGRADE	SY	\$5.65	7058.00	\$39,877.70
0522-1	CONCRETE SIDEWALK, 4"	SY	\$57.77	1557.00	\$89,947.89
0520-1-10	TYPE F CURB AND GUTTER	LF	\$32.97	3378.00	\$111,372.66
0710-11-201	PAINTED PVMT MARK, STD, YELLOW, SOLID, 6"	GM	\$1,100.03	0.25	\$275.01
0710-11-101	PAINTED PVMT MARK, STD, WHITE, SOLID, 6"	GM	\$1,089.21	0.63	\$686.20
0710-11-123	PAINTED PVMT MARK, STD, WHITE, SOLID, 12"	LF	\$1.03	919.00	\$946.57
0710-11-125	PAINTED PVMT MARK, STD, WHITE, SOLID, 24"	LF	\$1.55	44.00	\$68.20
0527-2	DETECTABLE WARNING	SF	\$34.87	310.00	\$10,809.70
0700-1-11	ROAD SIGNS	EA	\$206.05	26	\$5,357.30
			SUBTOTAL		\$506,647.80
Stormwater					
0425-2-91	MANHOLE, J8	EA	\$12,118.22	5	\$60,591.10
0425-1521	INLET STRUCTURE, TYPE E DBI	EA	\$6,862.79	2	\$13,725.58
0425-1521	INLET STRUCTURE, TYPE C DBI	EA	\$5,389.59	4	\$21,558.36
0425-1351	INLET STRUCTURE, P5	EA	\$7,277.85	12	\$87,334.20
0425-1361	INLET STRUCTURE, P6	EA	\$8,125.53	2	\$16,251.06
0430-9821-25	MITERED END SECTION, 15"	EA	\$1,846.00	7	\$12,922.00
0430-9821-25	MITERED END SECTION, 18"	EA	\$2,865.19	2	\$5,730.38
0430-1741-15	PIPE CULVERT, PP, 15"	LF	\$143.90	1639.00	\$235,852.10
0430-1741-18	PIPE CULVERT, PP, 18"	LF	\$175.00	416.00	\$72,800.00
	CONCRETE DISSIPATOR PAD	EA	\$550.00	7	\$3,850.00
			SUBTOTAL		\$530,614.78
Wastewater					
1050-31104	6" PVC	LF	\$96.04	261.00	\$25,066.44
	6" CLEANOUT	EA	\$34.61	7	\$242.27
1050-31208	8" PVC	LF	\$88.62	1294.00	\$114,674.28
	SANITARY MANHOLE	EA	\$4,165.00	7	\$29,155.00
	LIFT STATION	EA	\$250,000.00	1	\$250,000.00
			SUBTOTAL		\$419,137.99
Water System					
	12" PVC	LF	\$211.31	1149.00	\$242,795.19
1050-31208	8" PVC	LF	\$88.62	163.00	\$14,445.06
1050-31206	6" PVC / DIP	LF	\$96.04	58.00	\$5,570.32
1050-31202	2" PVC	LF	\$62.17	192.00	\$11,936.64
1080-26103	2" BLOWOFF ASSEMBLY	EA	\$4,842.89	1	\$4,842.89
1080-32103	2" SAMPLE POINT	EA	\$346.75	5	\$1,733.75
1080-21106	6" GATE VALVE AND BOX	EA	\$546.35	1	\$546.35
1080-21108	8" GATE VALVE AND BOX	EA	\$430.00	1	\$430.00
1644-113-08	FIRE HYDRANT ASSEMBLY	EA	\$5,464.37	2	\$10,928.74
1055-311-08	12" 11 25 CLDIP RESTRAINED BEND	EA	\$1,093.00	3	\$3,279.00
1055-311-08	12" 45 CLDIP RESTRAINED BEND	EA	\$1,473.25	2	\$2,946.50
	3/4" METER	EA	\$465.00	1	\$465.00
	3"4" RPZBFP	EA	\$2,100.00	1	\$2,100.00
			SUBTOTAL		\$302,019.44
Entire Project					
	MOT (5%)				\$102,572.43
	Mobilization (7%)				\$143,601.40
	CONSTRUCTION CONTINGENCY (10%)				\$205,144.86
			SUBTOTAL		\$451,318.69
	Total Construction Estimate				\$2,502,767.26

Exhibit "B" to Infrastructure Plan
Agreement for Santa Fe Crossing



Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine

3530 NW 43rd Street
Gainesville, FL 32606

November 19, 2024

Ted Williams
City of Alachua Public Services Project Manager
PO Box 9 Alachua, FL 32616

RE: Santa Fe Crossings – Letter of Acceptance

Mr. Williams,

As the engineer of record, I can confirm that all work has been completed in conformance with the approved infrastructure plans. All City of Alachua checklist items have been completed at this time. In addition, all FDOT Drainage, FDOT Access, FDEP Water, FDEP Wastewater, and SRWMD closeouts have been completed for the work associated with the infrastructure plan.

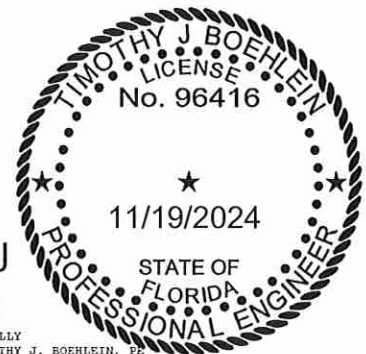
Please let us know if you have any questions or concerns,

Sincerely,

Timothy Boehlein, P.E.
Project Manager, JBPro

Digitally signed by Timothy J
Boehlein
DN: cn=Timothy J Boehlein, c=US,
o=Florida,
email=tim.boehlein@jbpro.com
Date: 2024.11.19 15:13:14 -05'00'

Timothy J
Boehlein



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY TIMOTHY J. BOEHLIN, PE
ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED, AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



City of Alachua

MIKE DAROZA
CITY MANAGER

MICHAEL CARRILLO, P.E.
PUBLIC SERVICES DIRECTOR

November 19, 2024

ALACHUA 441/235, LLC
c/o Mr. Trey Vick, MGR (John C. Vick, III)
V 3 Capital, LLC
496 S Hunt Club Boulevard
Apopka, FL 32703

RE: CERTIFICATION OF COMPLETION OF SANTA FE CROSSING INFRASTRUCTURE IMPROVEMENTS

Dear Mr. Vick:

In accordance with the Subdividers Agreement for Santa Fe Crossing, Section 7 Inspections, this correspondence certifies the Improvements have been completed in accordance with the requirements of the Land Development Regulations. ALACHUA 441/235, LLC has demonstrated the repairs outlined in the enclosed *Santa Fe Crossing - Final Completion Inspection Punch List* (which details identified defects, deficiencies and required repairs) have been completed.

Therefore, per Section 6(b) of the Agreement, ALACHUA 441/235, LLC is required to make a cash deposit of 10 percent of the certified value of the Improvements as the maintenance surety. Such surety deposit value is approximately \$250,275.73. Please remit the surety and certification of value of the improvements, preferred by hand delivery to:

City of Alachua
Attn: Mike DaRoza
15100 NW. 142nd Terrace
Alachua, FL 32615

The one (1) year Warranty Period, as described in Section 8 of the Agreement, shall commence November 19, 2024. Consistent with the Agreement, it is the responsibility of ALACHUA 441/235, LLC to make any repairs of the Improvements, as deemed necessary by the City, during the warranty period. After the warranty period, ALACHUA 441/235, LLC shall submit a final certification to the City requesting acceptance of the Improvements by the City Commission. Upon the City Commission acceptance, the surety instrument will be released by the City.

Thank you for your attention in this matter and please contact me should you have any questions.

Sincerely,

Michael Carrillo, P.E.
Public Services Director

April 21, 2026

Mr. Carson Crocket
Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Santa Fe Crossings Infrastructure Plan Minor Modification

Dear Mr. Crocket,

Please find attached a minor modification of the previously constructed and approved Santa Fe Crossings Infrastructure Plan. Included in this submittal is the following:

- Cover Letter
- Digital Copy of the revised Utility Plan
- CAD File with all site improvements

The attached revision comes as a result of a meeting held on 4/21/2026 with Rodolfo Valladares, Tom Ridgik, members of the V3 Development Group, and members of JBPro. During the meeting, it was discussed that the previous infrastructure plan included a provision for Tracts 4 and 5 to provide an 8" PVC loop during site development.

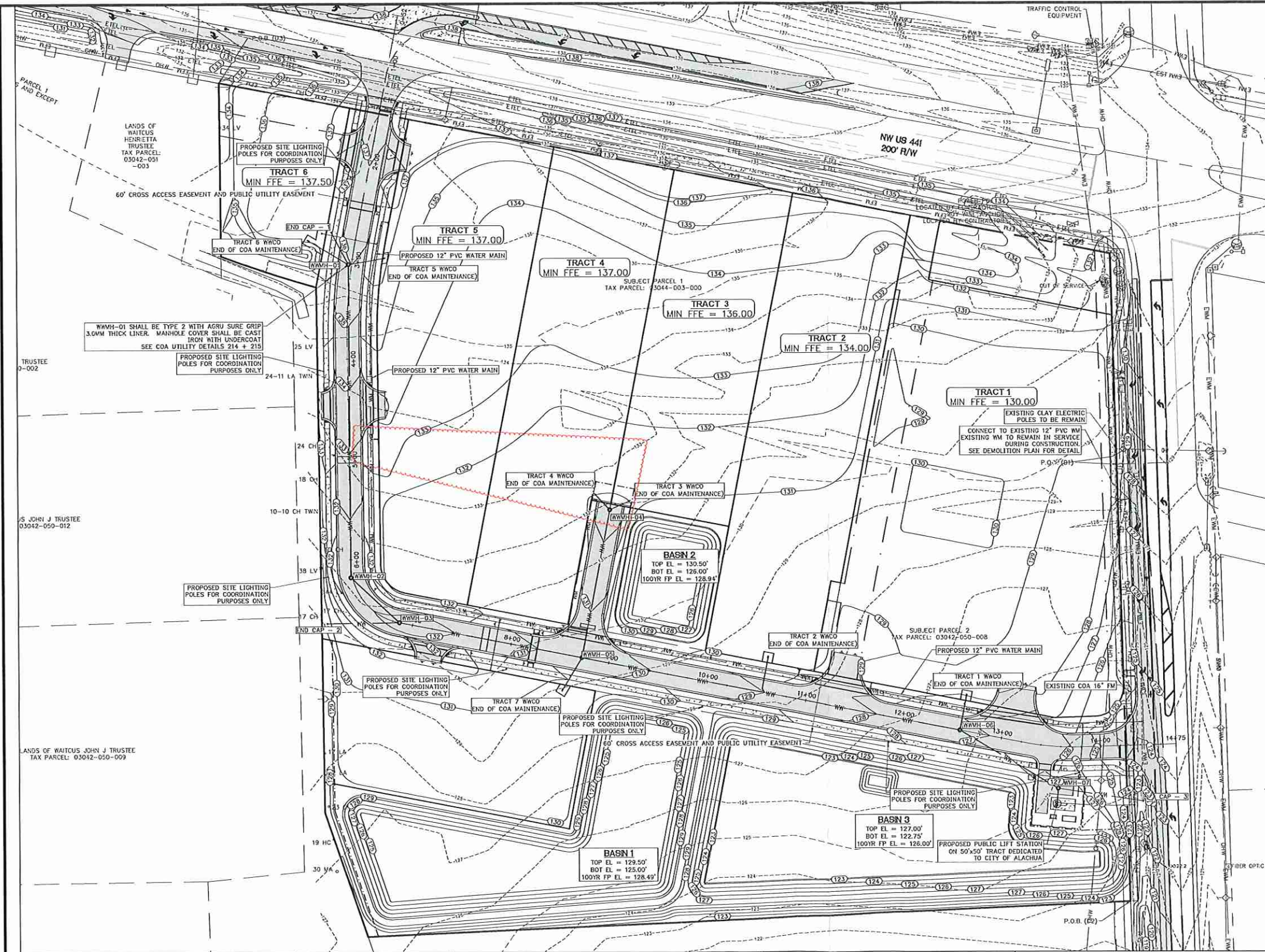
The intent of the looped system was to assist with future maintenance activities and allow for improved fire protection on the line. As indicated by a test completed on 4/20/26 the fire flow capacity of the non-looped system is sufficient. The loop was not completed during the construction of Tract 5. Because of this, there is no need to provide this loop during the construction of Tract 4 and thus this condition has been removed from the civil infrastructure plan.

Sincerely,



Timothy J. Boehlein, PE

Project Manager, JBPro



- GENERAL UTILITY NOTES:**
- UNLESS OTHERWISE SHOWN, POTABLE WATER MAINS SHALL BE AWWA D18, C900 PVC, NSF-61 RATED. UNDER ROADS, POTABLE WATER MAINS SHALL BE DUCTILE IRON.
 - CONSTRUCTION OF THE WATER AND WASTEWATER SYSTEM SHALL CONFORM TO CITY OF ALACHUA, DEPARTMENT OF PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, POTABLE WATER, RECLAIMED WATER AND WASTEWATER, LATEST EDITION.
 - PROVIDE RESTRAINED JOINTS AT FITTINGS AND IN ACCORDANCE WITH AWWA STANDARDS AND AS PER DESIGN DETAILS AT WET-TAP POTABLE WATER CONNECTIONS, RESTRAIN EXISTING PIPING AND FITTINGS AS PER DESIGN DETAILS.
 - THE SITE WORK CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR TO INSTALL THE NEW WATER SERVICE LINES.
 - WET-TAP POTABLE WATER CONNECTIONS SHALL BE MADE BY A SPECIALTY CONTRACTOR PRE-APPROVED BY COA RESTRAIN BOTH ENDS OF GATE VALVE.
 - CONNECT GRAVITY WASTEWATER MAINS AND LATERALS USING RIEBER GASKETS.
 - DURING CONSTRUCTION, PROTECT EACH CLEANOUT AND EACH WATER METER BOX BY INSTALLING A TEMPORARY BARRIER AROUND IT AS PER 324.
 - ALL WASTEWATER MAINS SHALL BE ASTM D-1785, SDR 35 OR SDR 26 WHERE APPLICABLE, PVC.
 - ALL WATER MAINS SHALL HAVE AT LEAST 30" OF COVER.
 - ALL WASTEWATER MANHOLES DEEPER THAN 20 FEET (RIM EL - FLOOR EL) SHALL BE 72" IN DIAMETER.
 - ALL FDC SHALL BE FREE STANDING AND WITHIN 35' OF A FIRE HYDRANT.
 - THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 400' AND THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS MUST NOT EXCEED 500'.
 - PROVIDE TRACER WIRE FOR WATER PIPING AND THE WASTEWATER FORCE MAIN AS SHOWN ON THE DETAILS AND AS PER THE COA DOC.
 - THE LIFT STATION SHALL BE PUBLIC.
 - PROVIDE TRAFFIC-RATED COVERS FOR ALL VALVE BOXES AND CLEANOUTS UNDER ROADS.
 - FORCE MAIN PIPE SHALL BE GREEN 4-INCH DR-18 AWWA C900. RESTRAIN JOINTS BY MEANS OF AN INTEGRAL SELF-RESTRAINING BELL AND SPIGOT.
 - INSTALL WATER SERVICE CONNECTION UNDER ROADS AS PER COA DETAIL 312.

WASTEWATER STRUCTURE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
TRACT 1 WACO	WWMH-05	6" PVC	35'	1.00%
TRACT 2 WACO	TRACT 2 BEND	6" PVC	32'	0.63%
TRACT 3 WACO	WWMH-04	6" PVC	21'	1.30%
TRACT 4 WACO	WWMH-04	6" PVC	21'	1.30%
TRACT 5 WACO	WWMH-01	6" PVC	35'	0.83%
TRACT 6 WACO	WWMH-01	6" PVC	46'	6.20%
WWMH-01	WWMH-02	8" PVC	312'	0.41%
WWMH-02	WWMH-03	8" PVC	66'	0.41%
WWMH-03	WWMH-05	8" PVC	165'	0.40%
WWMH-04	WWMH-05	8" PVC	150'	0.44%
WWMH-05	WWMH-05	8" PVC	395'	0.42%
WWMH-05	WWMH-07	8" PVC	114'	2.69%

WWMH-01
FDOT INDEX 425-010
TYPE 38 MANHOLE
STA 3+06.13, 3.29 R
RIM EL = 135.92
S INV EL = 127.10 (8" PVC)
NW INV EL = 129.00 (8" PVC)
E INV EL = 127.20 (8" PVC)
NNW INV EL = 133.00 (4" FM)

WWMH-02
FDOT INDEX 425-010
TYPE 38 MANHOLE
STA 6+17.75, 1.55 R
RIM EL = 131.78
SE INV EL = 125.73 (8" PVC)
N INV EL = 125.83 (8" PVC)

WWMH-03
FDOT INDEX 425-010
TYPE 38 MANHOLE
STA 6+46.77, 0.00
RIM EL = 132.16
E INV EL = 125.36 (8" PVC)
NW INV EL = 125.46 (8" PVC)
W INV EL = 125.45 (8" PVC)

WWMH-04
FDOT INDEX 425-010
TYPE 38 MANHOLE
STA 8+72.71, 150.00 L
RIM EL = 132.46
S INV EL = 125.28 (8" PVC)
NW INV EL = 125.38 (8" PVC)
NE INV EL = 125.38 (8" PVC)

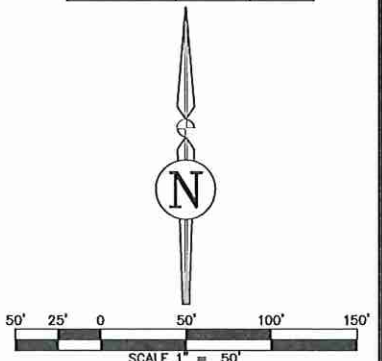
WWMH-05
FDOT INDEX 425-010
TYPE 38 MANHOLE
STA 8+72.71, 0.00
RIM EL = 130.61
E INV EL = 124.52 (8" PVC)
W INV EL = 124.62 (8" PVC)
N INV EL = 124.62 (8" PVC)
SW INV EL = 124.62 (8" PVC)

WWMH-06
FDOT INDEX 425-010
TYPE 38 MANHOLE
STA 12+57.71, 0.00
RIM EL = 127.26
SE INV EL = 122.60 (8" PVC)
S INV EL = 122.90 (8" PVC)
N INV EL = 123.08 (8" PVC)

WWMH-07
FDOT INDEX 425-010
TYPE 38 MANHOLE
STA 13+59.56, 41.55 R
RIM EL = 127.07
NW INV EL = 119.50 (8" PVC)
S INV EL = 119.40 (8" PVC)
E INV EL = 119.50 (4" PVC Pipe)

WW CLEANOUT TABLE

WWCO	TOP EL	INV EL
END CAP - 1	N/A	133.00
END CAP - 2	N/A	125.60
TRACT 1 WACO	128.00	123.43
TRACT 2 WACO	130.00	123.10
TRACT 3 WACO	131.93	125.65
TRACT 4 WACO	131.77	125.65
TRACT 5 WACO	136.20	127.50
TRACT 6 WACO	136.03	131.65
TRACT 7 WACO	130.74	125.12



REVISIONS		DRAWN: TJB		APPROVED: TJB	
NO.	DATE	DESCRIPTION			
1	04/21/26	CONSTRUCTION REVISION			

Timothy J. Boehlein
No. 96416
04/21/2026

ENGINEER OF RECORD: TIMOTHY J. BOEHLIN, P.E.
FLORIDA LICENSE NO. 96416

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY TIMOTHY J. BOEHLIN, PE ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: **MASTER UTILITY PLAN**

CLIENT: **ALACHUA 441/235 LLC**

PROJECT: **SANTA FE CROSSINGS INFRASTRUCTURE PLAN**

DATE: **APRIL 2026**

PROJECT NO.: **514-21-01**

SHEET NO.: **C6.00**



Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine

3530 NW 43rd Street
Gainesville, FL 32606

December 12, 2024

Marian B. Rush, Esq.
Attorney at Law
Board Certified City County and Local Government
RUSH & FRISCO LAW
11 S.E. Second Avenue
Gainesville, Florida 32601

RE: Santa Fe Crossings – Certification of Final Cost

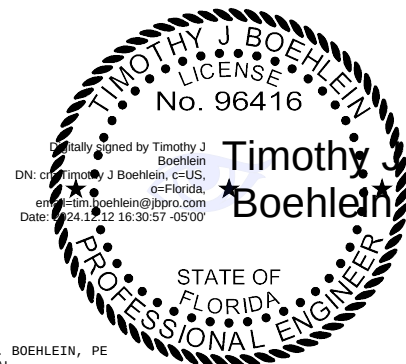
Ms. Rush,

As the engineer of record, I can confirm that the actual project cost for the Santa Fe Crossings Infrastructure project came to \$3,393,088.76 as indicated in the attached pay application.

Please let us know if you have any questions or concerns,

Sincerely,

Timothy Boehlein, P.E.
Project Manager, JBPro



12/12/2024

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY TIMOTHY J. BOEHLEIN, PE
ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED, AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

AIA Type Document
Application and Certification for Payment

Page 1 of 8

TO (OWNER): Alachua 441 235, LLC.
496 South Hunt Club Blvd
Apopka, FL 32703

PROJECT: Santa Fe Crossings
16304 NW US HWY 441
Alachua, FL 32615

APPLICATION NO: 19
PERIOD TO: 10/25/2024
DISTRIBUTION TO:
- OWNER
- ARCHITECT
- CONTRACTOR

FROM (CONTRACTOR): Andrews Paving, Inc.
6327 NW 123rd Place
Gainesville, FL 32653

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE: 5/22/2023

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Type Document is attached.

1. ORIGINAL CONTRACT SUM	2,904,175.69
2. Net Change by Change Orders	488,913.07
3. CONTRACT SUM TO DATE (Line 1 + 2)	3,393,088.76
4. TOTAL COMPLETED AND STORED TO DATE	3,393,088.76

5. RETAINAGE:

a. 0.00 % of Completed Work \$ 0.00

b. 0.00 % of Stored Material \$ 0.00

Total retainage (Line 5a + 5b) \$ 0.00

6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total) 3,393,088.76

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate) 3,053,779.87

8. CURRENT PAYMENT DUE 339,308.89

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6) \$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	517,179.53	-28,266.46
Total approved this Month	0.00	0.00
TOTALS	517,179.53	-28,266.46
NET CHANGES by Change Order	488,913.07	

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR: Andrews Paving, Inc.
6327 NW 123rd Place Gainesville, FL 32653

By: Blair Poole / CFO Date: 11/21/24

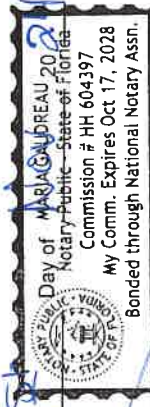
State of: FL

County of: Alachua

Subscribed and Sworn to before me this

Notary Public:

My Commission Expires



ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA Type Document
Application and Certification for Payment

TO (OWNER): Alachua 441 235, LLC.
496 South Hunt Club Blvd
Apopka, FL 32703

PROJECT: Santa Fe Crossings
16304 NW US HWY 441
Alachua, FL 32615

APPLICATION NO: 19
PERIOD TO: 10/25/2024

DISTRIBUTION TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): Andrews Paving, Inc.
6327 NW 123rd Place
Gainesville, FL 32653

VIA (ARCHITECT):

ARCHITECT'S PROJECT NO:

CONTRACT FOR:

CONTRACT DATE: 5/22/2023

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
1	Mobilization	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00	0.00	0.00
2	General Conditions	116,230.87	116,230.87	0.00	0.00	116,230.87	100.00	0.00	0.00
3	Survey Work w/ As-builts on Bluelines	35,000.00	35,000.00	0.00	0.00	35,000.00	100.00	0.00	0.00
4	Machine Control Work/Model	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00	0.00	0.00
5	Testing	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00	0.00	0.00
6	Construction Entrance	6,000.00	6,000.00	0.00	0.00	6,000.00	100.00	0.00	0.00
7	Cut/Move on-site for proposal grades	75,000.00	75,000.00	0.00	0.00	75,000.00	100.00	0.00	0.00
8	Import	122,500.00	122,500.00	0.00	0.00	122,500.00	100.00	0.00	0.00
9	Export Strippings/Rooty Dirt	108,000.00	108,000.00	0.00	0.00	108,000.00	100.00	0.00	0.00
10	Clearing	39,000.00	39,000.00	0.00	0.00	39,000.00	100.00	0.00	0.00
11	Fine Grading	35,000.00	35,000.00	0.00	0.00	35,000.00	100.00	0.00	0.00
12	Demolition Work	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00	0.00	0.00
13	Site Electrical Work	150,000.00	150,000.00	0.00	0.00	150,000.00	100.00	0.00	0.00
14	Construction Entrance	6,000.00	6,000.00	0.00	0.00	6,000.00	100.00	0.00	0.00
15	Silt Fence	9,200.00	9,200.00	0.00	0.00	9,200.00	100.00	0.00	0.00
16	Tree Barricades - standard orange mesh	2,700.00	2,700.00	0.00	0.00	2,700.00	100.00	0.00	0.00
17	Sweeping	9,000.00	9,000.00	0.00	0.00	9,000.00	100.00	0.00	0.00
18	Inlet/Outlet Protection	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00	0.00	0.00
19	8" SDR 35	53,600.00	53,600.00	0.00	0.00	53,600.00	100.00	0.00	0.00
20	6" SDR 35	9,800.00	9,800.00	0.00	0.00	9,800.00	100.00	0.00	0.00

AIA Type Document
Application and Certification for Payment

Page 3 of 8

TO (OWNER): Alachua 441 235, LLC.
496 South Hunt Club Blvd
Apopka, FL 32703

PROJECT: Santa Fe Crossings
16304 NW US HWY 441
Alachua, FL 32615

APPLICATION NO: 19
PERIOD TO: 10/25/2024

DISTRIBUTION
TO:
- OWNER
- ARCHITECT
- CONTRACTOR

FROM (CONTRACTOR): Andrews Paving, Inc.
6327 NW 123rd Place
Gainesville, FL 32653

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE: 5/22/2023

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
21	Clean-outs/Service laterals	3,150.00	3,150.00	0.00	0.00	3,150.00	100.00	0.00	0.00
22	Manhole Drop	600.00	600.00	0.00	0.00	600.00	100.00	0.00	0.00
23	Pipe to Lift Station	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00	0.00	0.00
24	Manholes: 8-10 ft deep	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00	0.00	0.00
25	Manholes: 6-8 ft deep	22,500.00	22,500.00	0.00	0.00	22,500.00	100.00	0.00	0.00
26	Vac-truck cleaning of lined/TV'ing	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00	0.00	0.00
27	Lift Station Wetwell w/ liner +/- 16 ft	37,000.00	37,000.00	0.00	0.00	37,000.00	100.00	0.00	0.00
28	Lift Station Pumps (Flygt) - allowance only	80,378.32	80,378.32	0.00	0.00	80,378.32	100.00	0.00	0.00
29	Gravel Bedding	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00	0.00	0.00
30	Fencing at Lift Station	8,000.00	8,000.00	0.00	0.00	8,000.00	100.00	0.00	0.00
31	Pipe Work at Lift Station	55,000.00	55,000.00	0.00	0.00	55,000.00	100.00	0.00	0.00
32	Set Pumps	9,000.00	9,000.00	0.00	0.00	9,000.00	100.00	0.00	0.00
33	4" Forcemain	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00	0.00	0.00
34	Air Release Valve for Force Main	3,500.00	3,500.00	0.00	0.00	3,500.00	100.00	0.00	0.00
35	Tie-in for Forcemain Wet tap	8,000.00	8,000.00	0.00	0.00	8,000.00	100.00	0.00	0.00
36	8" Plug Valve	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00	0.00	0.00
37	4" Plug Valve	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00	0.00	0.00
38	Misc. Fittings	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00	0.00	0.00
39	4" Sidewalks	132,990.00	132,990.00	0.00	0.00	132,990.00	100.00	0.00	0.00
40	Valley Curb	14,000.00	14,000.00	0.00	0.00	14,000.00	100.00	0.00	0.00
41	F Curb	79,200.00	79,200.00	0.00	0.00	79,200.00	100.00	0.00	0.00

AIA Type Document
Application and Certification for Payment

Page 4 of 8

TO (OWNER): Alachua 441 235, LLC.
496 South Hunt Club Blvd
Apopka, FL 32703

PROJECT: Santa Fe Crossings
16304 NW US HWY 441
Alachua, FL 32615

APPLICATION NO: 19
PERIOD TO: 10/25/2024

DISTRIBUTION
TO:
- OWNER
- ARCHITECT
- CONTRACTOR

FROM (CONTRACTOR): Andrews Paving, Inc.
6327 NW 123rd Place
Gainesville, FL 32653

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE: 5/22/2023

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
42	ADA Paver / Mats per SF	10,890.00	10,890.00	0.00	0.00	10,890.00	100.00	0.00	0.00
43	Spillways	6,500.00	6,500.00	0.00	0.00	6,500.00	100.00	0.00	0.00
44	Concrete Pad at LS	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00	0.00	0.00
45	Traffic Separator	22,000.00	22,000.00	0.00	0.00	22,000.00	100.00	0.00	0.00
46	Fire Hydrants	14,500.00	14,500.00	0.00	0.00	14,500.00	100.00	0.00	0.00
47	12" Wettap	11,000.00	11,000.00	0.00	0.00	11,000.00	100.00	0.00	0.00
48	12" PVC Pipe	64,000.00	64,000.00	0.00	0.00	64,000.00	100.00	0.00	0.00
49	12" DIP Pipe	30,600.00	30,600.00	0.00	0.00	30,600.00	100.00	0.00	0.00
50	12" x 8 Tee / 12 x 6 Tee	4,500.00	4,500.00	0.00	0.00	4,500.00	100.00	0.00	0.00
51	12" 45	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00	0.00	0.00
52	12" 22-1/2	3,750.00	3,750.00	0.00	0.00	3,750.00	100.00	0.00	0.00
53	12" Sleeve	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00	0.00	0.00
54	8" DIP	9,540.00	9,540.00	0.00	0.00	9,540.00	100.00	0.00	0.00
55	Misc. Fittings	12,500.00	12,500.00	0.00	0.00	12,500.00	100.00	0.00	0.00
56	8" Gate Valve	6,000.00	6,000.00	0.00	0.00	6,000.00	100.00	0.00	0.00
57	6" PVC Pipe	2,400.00	2,400.00	0.00	0.00	2,400.00	100.00	0.00	0.00
58	6" Gate Valve	1,400.00	1,400.00	0.00	0.00	1,400.00	100.00	0.00	0.00
59	Blow-offs	2,750.00	2,750.00	0.00	0.00	2,750.00	100.00	0.00	0.00
60	2" Services	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00	0.00	0.00
61	2" Gate Valves	4,500.00	4,500.00	0.00	0.00	4,500.00	100.00	0.00	0.00
62	Pressure Test Lines/Bactee Work	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00	0.00	0.00

AIA Type Document
Application and Certification for Payment

TO (OWNER): Alachua 441 235, LLC. 496 South Hunt Club Blvd Apopka, FL 32703			PROJECT: Santa Fe Crossings 16304 NW US HWY 441 Alachua, FL 32615			APPLICATION NO: 19 PERIOD TO: 10/25/2024		DISTRIBUTION TO: - OWNER - ARCHITECT - CONTRACTOR			
FROM (CONTRACTOR): Andrews Paving, Inc. 6327 NW 123rd Place Gainesville, FL 32653			VIA (ARCHITECT):			ARCHITECT'S PROJECT NO:					
CONTRACT FOR:									CONTRACT DATE: 5/22/2023		
ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE		
63	Meter Assembly / RPZ / Water Services @ Lift Station - Meter by City	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00	0.00	0.00	0.00	
64	C Inlets 0-6	12,000.00	12,000.00	0.00	0.00	12,000.00	100.00	0.00	0.00	0.00	
65	C Inlets 0-6 w/ Skimmer	9,000.00	9,000.00	0.00	0.00	9,000.00	100.00	0.00	0.00	0.00	
66	P-5 Curb Inlets 0-6	72,000.00	72,000.00	0.00	0.00	72,000.00	100.00	0.00	0.00	0.00	
67	P-6 Curb Inlets 0-6	13,000.00	13,000.00	0.00	0.00	13,000.00	100.00	0.00	0.00	0.00	
68	E Inlets 0-6	10,500.00	10,500.00	0.00	0.00	10,500.00	100.00	0.00	0.00	0.00	
69	Storm Manhole 0-6	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00	0.00	0.00	0.00	
70	15" HP	78,300.00	78,300.00	0.00	0.00	78,300.00	100.00	0.00	0.00	0.00	
71	18" HP	23,000.00	23,000.00	0.00	0.00	23,000.00	100.00	0.00	0.00	0.00	
72	18" MES w/ splash pad	6,000.00	6,000.00	0.00	0.00	6,000.00	100.00	0.00	0.00	0.00	
73	15" MES w/ splash pad	18,900.00	18,900.00	0.00	0.00	18,900.00	100.00	0.00	0.00	0.00	
74	Rip Rap	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00	0.00	0.00	0.00	
75	Misc. Fittings	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00	0.00	0.00	0.00	
76	TV'ing	9,000.00	9,000.00	0.00	0.00	9,000.00	100.00	0.00	0.00	0.00	
77	Milling Machine	17,500.00	17,500.00	0.00	0.00	17,500.00	100.00	0.00	0.00	0.00	
78	Bump Milling for tie-ins	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00	0.00	0.00	0.00	
79	Disposal of Millings	5,600.00	5,600.00	0.00	0.00	5,600.00	100.00	0.00	0.00	0.00	
80	Clean-up behind Miller	6,000.00	6,000.00	0.00	0.00	6,000.00	100.00	0.00	0.00	0.00	
81	Tack Coat / Prime Milled Surface	6,000.00	6,000.00	0.00	0.00	6,000.00	100.00	0.00	0.00	0.00	
82	12" Stabilized Subgrade - under curbs and new asphalt	45,500.00	45,500.00	0.00	0.00	45,500.00	100.00	0.00	0.00	0.00	

AIA Type Document
Application and Certification for Payment

Page 6 of 8

TO (OWNER): Alachua 441 235, LLC.
496 South Hunt Club Blvd
Apopka, FL 32703

PROJECT: Santa Fe Crossings
16304 NW US HWY 441
Alachua, FL 32615

APPLICATION NO: 19
PERIOD TO: 10/25/2024

DISTRIBUTION
TO:
- OWNER
- ARCHITECT
- CONTRACTOR

FROM (CONTRACTOR): Andrews Paving, Inc.
6327 NW 123rd Place
Gainesville, FL 32653

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE: 5/22/2023

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
83	10" limerock base FDOT	55,100.00	55,100.00	0.00	0.00	55,100.00	100.00	0.00	0.00
84	Prime & Sand	15,575.00	15,575.00	0.00	0.00	15,575.00	100.00	0.00	0.00
85	1st lift of Asphalt - DOT 1.5"	44,080.00	44,080.00	0.00	0.00	44,080.00	100.00	0.00	0.00
86	Clean-up between Lifts	2,755.00	2,755.00	0.00	0.00	2,755.00	100.00	0.00	0.00
87	Tack Coat	3,719.25	3,719.25	0.00	0.00	3,719.25	100.00	0.00	0.00
88	2nd Lift of Asphalt - DOT 1.5"	44,080.00	44,080.00	0.00	0.00	44,080.00	100.00	0.00	0.00
89	Clean-up between lifts	2,755.00	2,755.00	0.00	0.00	2,755.00	100.00	0.00	0.00
90	Tack Coat	3,443.75	3,443.75	0.00	0.00	3,443.75	100.00	0.00	0.00
91	3rd lift of Asphalt - DOT FC 12.5 over new & milled areas 1.5"	59,075.00	59,075.00	0.00	0.00	59,075.00	100.00	0.00	0.00
92	1st lift of Asphalt - County 2"	53,900.00	53,900.00	0.00	0.00	53,900.00	100.00	0.00	0.00
93	Clean-up between lifts	2,450.00	2,450.00	0.00	0.00	2,450.00	100.00	0.00	0.00
94	Tack Coat	3,307.50	3,307.50	0.00	0.00	3,307.50	100.00	0.00	0.00
95	3rd lift of Asphalt - DOT FC 12.5 over new & milled areas 1.0"	62,400.00	62,400.00	0.00	0.00	62,400.00	100.00	0.00	0.00
96	Drop Off Protections	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00	0.00	0.00
97	Maintenance of Traffic / Flagmen	38,000.00	38,000.00	0.00	0.00	38,000.00	100.00	0.00	0.00
98	Traffic Marking/Signage for DOT/County & on sight	66,000.00	66,000.00	0.00	0.00	66,000.00	100.00	0.00	0.00
99	Subgrade	32,500.00	32,500.00	0.00	0.00	32,500.00	100.00	0.00	0.00
100	8" Base - Onsite/County	145,875.00	145,875.00	0.00	0.00	145,875.00	100.00	0.00	0.00
101	Prime & Sand	15,625.00	15,625.00	0.00	0.00	15,625.00	100.00	0.00	0.00
102	Asphalt 2 inches	139,500.00	139,500.00	0.00	0.00	139,500.00	100.00	0.00	0.00

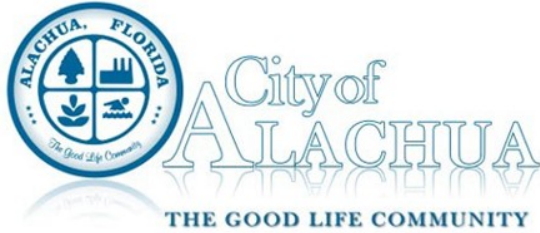
AIA Type Document
Application and Certification for Payment

TO (OWNER): Alachua 441 235, LLC. 496 South Hunt Club Blvd Apopka, FL 32703			PROJECT: Santa Fe Crossings 16304 NW US HWY 441 Alachua, FL 32615			APPLICATION NO: 19 PERIOD TO: 10/25/2024			DISTRIBUTION TO: - OWNER - ARCHITECT - CONTRACTOR		
FROM (CONTRACTOR): Andrews Paving, Inc. 6327 NW 123rd Place Gainesville, FL 32653			VIA (ARCHITECT):			ARCHITECT'S PROJECT NO:					
CONTRACT FOR:						CONTRACT DATE: 5/22/2023					
ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE		
103	65 Gal 13' ht, 60" spr 3.5" cal Southern Live Oak	30,400.00	30,400.00	0.00	0.00	30,400.00	100.00	0.00	0.00		
104	30 Gal 10 ht, 48" spr, 2" cal Grape Myrtle	1,550.00	1,550.00	0.00	0.00	1,550.00	100.00	0.00	0.00		
105	3 Gal 12 ht x 14' spr Schillings Dwarf Yaupon Holly	3,480.00	3,480.00	0.00	0.00	3,480.00	100.00	0.00	0.00		
106	Pine Bark Mulch per cy	816.00	816.00	0.00	0.00	816.00	100.00	0.00	0.00		
107	Automatic Underground Irrigation System	11,500.00	11,500.00	0.00	0.00	11,500.00	100.00	0.00	0.00		
108	Bahia Sod per SF	65,910.00	65,910.00	0.00	0.00	65,910.00	100.00	0.00	0.00		
109	Seed & Mulch per SF	53,900.00	53,900.00	0.00	0.00	53,900.00	100.00	0.00	0.00		
110	CO #1: FDOT Bond	5,119.41	5,119.41	0.00	0.00	5,119.41	100.00	0.00	0.00		
111	CO #2 (RFC #2): Additional work based on revised drawings received 6/8/23	36,654.08	36,654.08	0.00	0.00	36,654.08	100.00	0.00	0.00		
112	CO #3 (RFC #5): Removal of oak trees in conflict with the west future road	5,338.99	5,338.99	0.00	0.00	5,338.99	100.00	0.00	0.00		
113	CO #4 (RFC #3): Additional work based on COA approved drawings	8,134.40	8,134.40	0.00	0.00	8,134.40	100.00	0.00	0.00		
114	CO #5 (RFC #4): Abandon well found onsite	3,324.73	3,324.73	0.00	0.00	3,324.73	100.00	0.00	0.00		
115	CO #6 (RFC #9): Revised Wawa Stabilized Subgrade Plans October 2023	50,012.23	50,012.23	0.00	0.00	50,012.23	100.00	0.00	0.00		
116	CO #7 (RFC #10): Additional costs per FDOT 441 plan revisions	56,046.37	56,046.37	0.00	0.00	56,046.37	100.00	0.00	0.00		
117	CO #8 (RFC #11): Wastewater Pipe Trench Unsuitable Material	11,664.00	11,664.00	0.00	0.00	11,664.00	100.00	0.00	0.00		

AIA Type Document
Application and Certification for Payment

Page 8 of 8

TO (OWNER): Alachua 441 235, LLC. 496 South Hunt Club Blvd Apopka, FL 32703			PROJECT: Santa Fe Crossings 16304 NW US HWY 441 Alachua, FL 32615			APPLICATION NO: 19 PERIOD TO: 10/25/2024			DISTRIBUTION TO: - OWNER - ARCHITECT - CONTRACTOR		
FROM (CONTRACTOR): Andrews Paving, Inc. 6327 NW 123rd Place Gainesville, FL 32653			VIA (ARCHITECT):			ARCHITECT'S PROJECT NO:					
CONTRACT FOR:						CONTRACT DATE: 5/22/2023					
ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE		
118	CO #9 (RFC #12): Cut and fill material onsite for pond and lift station changes	168,866.96	168,866.96	0.00	0.00	168,866.96	100.00	0.00	0.00	0.00	
119	CO #10 (RFC #13): Site Electric	-28,266.46	-28,266.46	0.00	0.00	-28,266.46	100.00	0.00	0.00	0.00	
120	CO #11 (RFC #14): Revised Stormwater Design	27,909.46	27,909.46	0.00	0.00	27,909.46	100.00	0.00	0.00	0.00	
121	CO #12 (RFC #15): Wawa Site Acceptance As-Built and Construction Entrance	9,918.15	9,918.15	0.00	0.00	9,918.15	100.00	0.00	0.00	0.00	
122	CO #14 (RFC16): 3 Phase Transform Pad and Riser for S-6	3,456.08	3,456.08	0.00	0.00	3,456.08	100.00	0.00	0.00	0.00	
123	CO #15 (RFC18): Additional Landscaping for Plan Revision 2/1/24	31,363.66	31,363.66	0.00	0.00	31,363.66	100.00	0.00	0.00	0.00	
124	CO #16 (RFC19): Sewer Stub out for fire station, tree trimming, tract 5 8" valve	14,574.30	14,574.30	0.00	0.00	14,574.30	100.00	0.00	0.00	0.00	
125	CO #17 (RFC17): Move Contaminated Soils from Wawa Jobsite	17,467.27	17,467.27	0.00	0.00	17,467.27	100.00	0.00	0.00	0.00	
126	CO # 21 (RFC 21) Rerouting Street Lighting Conduit	1,733.44	1,733.44	0.00	0.00	1,733.44	100.00	0.00	0.00	0.00	
127	CO #22 (RFC 22) CR 235A Changes from Bid Set to Approved Set	48,921.00	48,921.00	0.00	0.00	48,921.00	100.00	0.00	0.00	0.00	
128	CO #20 (RFC 20) RFC20 RFC20 Load Haul Trucks with Export Material from Wawa Fuel	16,675.00	16,675.00	0.00	0.00	16,675.00	100.00	0.00	0.00	0.00	
REPORT TOTALS		\$3,393,088.76	\$3,393,088.76	\$0.00	\$0.00	\$3,393,088.76	100.00	\$0.00	\$0.00	\$0.00	



Commission Agenda Item

MEETING DATE: September 14, 2026

SUBJECT: Approval of the August 10, 2026, City Commission Budget Workshop Minutes

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Approve the August 10, 2026, City Commission Budget Workshop Minutes

Summary

Approval of the August 10, 2026, City Commission Budget Workshop Minutes

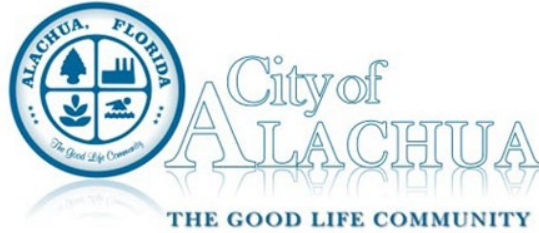
FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 26.08.10.M.BW



City Commission Workshop Minutes
August 10, 2026 at 3:30 PM

Mayor Walter Welch
Vice Mayor Jennifer Ringersen
Commissioner Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jackson Youmas

City Manager Rodolfo Valladares
City Attorney Scott Walker

The City Commission will conduct a
City Commission Meeting
At 3:30 PM
to address the item(s) below.

Meeting Date: August 10, 2026

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

STAFF ATTENDING: Daniel Blumberg, Jeanine Carrillo, Heather Carter, Lisa Freeman, Takeara Garrison, Jack Hansen, Janet Knapp, Brent Lanier, Tara Malone, Damon Messina, Jesse Sandusky, Donna Smith, Bryan Thomas, LeAnne Williams, Tyler Williams, Cap Wilson

City Commission Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

Walter Welch, Mayor

I. AGENDA ITEMS

A) BUDGET WORKSHOP - PROPOSED FY 2026-2027 BUDGETS FOR THE GENERAL, DEBT SERVICE, SPECIAL REVENUE AND CAPITAL PROJECTS FUNDS

Tyler Williams, Finance and Administrative Services Director, staff report, Budget Workshop - Proposed FY 2026-2027 Budgets for the General, Debt Service, Special Revenue and Capital Projects Funds - filed.

ADJOURN

Mayor Welch adjourned the meeting.

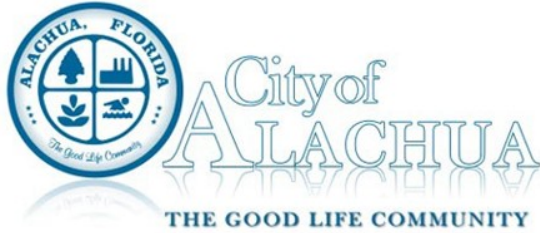
The meeting adjourned at 5:05 p.m.

ATTEST:

**CITY COMMISSION OF THE CITY OF
ALACHUA, FLORIDA:**

Rodolfo Valladares, City Manager/Clerk

Walter Welch, Mayor



Commission Agenda Item

MEETING DATE: September 14, 2026

SUBJECT: Approval of the August 24, 2026, City Commission Meeting Minutes

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Summary

Approve the August 24, 2026, City Commission Meeting Minutes

FINANCIAL IMPACT

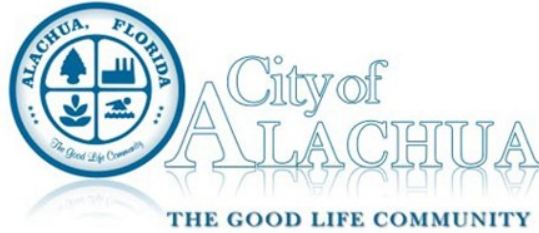
Approval of the August 24, 2026, City Commission Meeting Minutes

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 26.08.24.M.CCM



Regular City Commission Meeting Minutes
August 24, 2026 at 6:00 PM

Mayor Walter Welch
Vice Mayor Jennifer Ringersen
Commissioner Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jackson Youmas

City Manager Rodolfo Valladares
City Attorney Scott Walker

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

CITIZENS PRESENT: Chris Hill, Sam Berry, Mar Rose, Bobby Leuliseh, Dana Noyes, Connie Meyer, Sarah Younger, Jeremy Parker, James Curington, Katherine Frisch, John Brown, Keith Butts, Michael Munroe, Brian Snyder, Dan Rittenhouse, Gary Pappas, Jeremy Scheer, Samantha King.

STAFF ATTENDING: Jeanene Carrillo, Michael Carrillo, Daniel Chalker, Carson Crockett, Lisa Freeman, Jack Hansen, Lynn Hayes, Justin Horn, Janet Knapp, Brent Lanier, Tara Malone, Damon Messina, Jesse Sandusky, Donna Smith, Parker Stevens, Bryan Thomas, LeAnne Williams, Tyler Williams, Cap Wilson

City Commission Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

Walter Welch, Mayor

INVOCATION

John Brown, Pastor, Saint Paul AME

PLEDGE TO THE FLAG

Walter Welch, Mayor

Jackson Youmas, Commissioner- absent

APPROVAL OF THE AGENDA

Commissioner Shirley Green Brown moved to approve the agenda; seconded by Vice Mayor Jennifer Ringersen.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Jacob Fletcher moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Vice Mayor Ringersen.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting)

Katherine Frisch

Danielle Judd

Sarah Younger

Zoe King

Damon Messina

Tara Malone

Dan Rittenhouse

Tamara Robbins

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

Jennifer Ringersen, Vice Mayor, update on the Opioid Task Force — submitted.

Jacob Fletcher, Commissioner, update on the North Central Florida Regional Planning Council— submitted.

IV. PUBLIC HEARINGS AND ORDINANCES

(Presentations, other than the applicant, please limit to 3 Minutes)

- A) ORDINANCE 26-09: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY**

OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP;
AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 46.68-
ACRE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL,
MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL
TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL,
AND COMMERCIAL; GENERALLY LOCATED AT 16650 NW US HIGHWAY
441 (TAX PARCEL 03042-050-004; 03042-050-005 (PORTION THEREOF);
03046-003-000 (PORTION THEREOF)); REPEALING ALL ORDINANCES IN
CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE
DATE (LEGISLATIVE HEARING; SECOND READING).

Carson Crockett, Principal Planner, Ordinance 26-09, staff report – filed.

Michael Alfieri, PG, PGh, Apex Companies, Ordinance 26-10, consultant report -
submitted.

Gerry Dedenbach, AICP, LEED AP, Vice President, NV5, Ordinance 26-09, consultant
report - submitted.

**Vice Mayor Ringersen moved that, based upon the presentation before this
Commission and Staff's recommendation, this Commission finds the application
for a small-scale Comprehensive Plan amendment for JTFA LLC to be consistent
with the City of Alachua Comprehensive Plan and pass and adopt Ordinance 26-
09 upon second and final reading; seconded by Commissioner Brown.**

Citizens Commented:

Gary Pappas
Zoe King
Sarah Younger
Jeremy Scheer
Virginia Johns

Passed 3-1 by roll call, with Commissioner Fletcher dissenting.

- B)** ORDINANCE 26-10: AN ORDINANCE OF THE CITY OF ALACHUA,
FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING
ATLAS FROM COMMUNITY COMMERCIAL (“CC”), COMMERCIAL
INTENSIVE (“CI”), AND PLANNED DEVELOPMENT – RESIDENTIAL (“PD-
R”) TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL (“PD-
COMM”) ON A ± 182-ACRE SUBJECT PROPERTY; GENERALLY LOCATED
AT 16650 NW US HIGHWAY 441; TAX PARCELS 03042-050-003; 03042-
050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000;
03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-
001; 03875-010-001; 03875-010-002; REPEALING ALL ORDINANCES IN

CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (QUASI-JUDICIAL HEARING; SECOND READING).

Carson Crockett, Principal Planner, Ordinance 26-10, staff report – filed.

Gerry Dedenbach, AICP, LEED AP, Vice President, NV5, Ordinance 26-10, consultant report - filed. Mr. Dedenbach incorporated all documents presented at the first reading into the record.

Affected Parties Commented:

Gary Pappas
Arthur Sharp
Sam Berry
Wes Donnim

Carson Crockett, Principal Planner, Ordinance 26-10, staff report - filed.

Michael Alfieri, PG, PGh, Apex Companies, Ordinance 26-10, consultant report - submitted.

Citizens Commented:

Sarah Younger
Zoe King
Tamara Robbins

Vice Mayor Ringersen moved that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a site-specific amendment to the Official Zoning Atlas for AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and (1) adopt Ordinance 26-10 upon second and final reading and (2) authorize the Mayor to execute the PD Agreement; seconded by Commissioner Brown.

Passed 3-1 by roll call, with Commissioner Fletcher dissenting.

- C) ORDINANCE 26-11: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 1.48-ACRE SUBJECT PROPERTY FROM MEDIUM DENSITY RESIDENTIAL AND RECREATION TO PUBLIC; GENERALLY LOCATED AT 15818 NW 140TH ST (TAX PARCEL 03120-000-000; 03113-000-000; 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING

SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LEGISLATIVE HEARING; SECOND READING).

Parker Stevens, Planner, Ordinance 26-11, staff report – filed.

Vice Mayor Ringersen moved that, based upon the presentation before this Commission and Staff's recommendation, this Commission finds the application for a small-scale Comprehensive Plan amendment for the Cleather H. Hathcock, Sr. Community Center to be consistent with the City of Alachua Comprehensive Plan and adopt Ordinance 26-11 upon second and final reading; seconded by Commissioner Brown.

Passed 4-0 by roll call.

- D) ORDINANCE 26-12: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM RESIDENTIAL SINGLE FAMILY – 3 (“RSF-3”), TO GOVERNMENT FACILITY (“GF”) ON A ± 0.49-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET, AND WEST OF THE CLEATHER HATHCOCK COMMUNITY CENTER; TAX PARCEL 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (QUASI-JUDICIAL HEARING; SECOND READING).

Parker Stevens, Planner, Ordinance 26-12, staff report – filed. He requested that the presentation from Ordinance 26-11 be incorporated into this item.

Commissioner Brown moved that, based upon the presentation before this Commission and Staff's recommendation, this Commission finds the application for a site-specific amendment to the Official Zoning Atlas for the City of Alachua to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and adopt Ordinance 26-12 upon second and final reading; seconded by Vice Mayor Ringersen.

Passed 4-0 by roll call.

- E) ORDINANCE 26-14: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA, TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03961-000-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES, AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY AND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR

SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (LEGISLATIVE HEARING; SECOND READING)

Parker Stevens, Planner, Ordinance 26-14, staff report – filed.

Commissioner Brown moved that, based on the competent, substantial evidence provided, this Commission adopt Ordinance 26-14 upon second and final reading; seconded by Vice Mayor Ringersen.

Passed 4-0 by roll call.

- F) ORDINANCE 26-15, SECOND READING; EXTENDING ORDINANCE 0-96-21 - CLAY ELECTRIC COOPERATIVE, ELECTRIC UTILITY FRANCHISE AGREEMENT

Michael Carrillo, Electrical Engineer, Ordinance 26-15, staff report – filed.

Commissioner Brown moved to approve Ordinance 26-15 on Second Reading; seconded by Vice Mayor Ringersen.

Passed 3-1 by roll call, with Commissioner Fletcher dissenting.

- G) ORDINANCE 26-16, SECOND READING; AMENDING CODE 38 - UTILITY RATES

Rodolfo Valladares, City Manager, Ordinance 26-16, staff report – filed.

Vice Mayor Ringersen moved to approve Ordinance 26-16 on Second Reading, to become effective October 1, 2026; seconded by Commissioner Brown.

Passed 3-1 by roll call, with Commissioner Fletcher dissenting.

V. AGENDA ITEMS

- A) RENEWAL OF CITY COMMERCIAL INSURANCE PACKAGE

Cap Wilson, Compliance and Risk Management Director, Renewal of City Commercial Insurance Package, staff report - filed.

Vice Mayor Ringersen moved to authorize and direct the City Manager to execute any and all documents necessary to renew the proposed City Commercial Insurance Package with the Florida Municipal Insurance Trust (FMIT) including the decrease of the named storm deductible/limit option from 10% to 5% at a cost of \$20,316.00; seconded by Commissioner Brown.

Passed 4-0 by roll call.

B) CITY MANAGER ANNUAL PERFORMANCE EVALUATION

Tara Malone, Human Resources Director, City Manager Annual Performance Evaluation, staff report - filed.

Vice Mayor Ringersen moved to approve the City Manager's Annual Performance Evaluation; seconded by Commissioner Brown.

Passed 4-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Vice Mayor Ringersen moved to adjourn; seconded by Commissioner Brown.

Passed by unanimous consent.

The meeting adjourned at 10:58 p.m.

CONSENT AGENDA

Consent Agenda items represent routine City operations and business. These items are approved at the beginning of the Regular City Commission meeting upon approval of the meeting agenda.

A) APPROVAL OF THE AUGUST 10, 2026, CITY COMMISSION MEETING MINUTES

B) DIRECTIONAL BORE SERVICES - ELECTRIC DEPARTMENT

ATTEST:

**CITY COMMISSION OF THE CITY OF
ALACHUA, FLORIDA:**

Rodolfo Valladares, City Manager/Clerk

Walter Welch, Mayor

Katherine Frisch

Resident of the great City of Alachua, Grants Specialist for the University of Florida at Florida Fish and Wildlife Conservation Commission and Secretary of the Turkey Creek Home Owner's Association

Email: kjfrisch2@gmail.com

Phone: (727) 423-1103

Danielle Judd

Resident of the great City of Alachua, Planning and Zoning Board Member, Assistant City Manger of Alachua 2005 – 2010, Previous City Manager for the City of Green Cove Springs and Fort Meade.

Email: djudd56@gmail.com

Phone: (352) 443-3722

Dan Rittenhouse

Resident of the great City of Alachua, Vice President of the Turkey Creek Home Owner's Association, Vice President of Technical Operations at Kajeet, Inc.

Email: DanDRittenhouse@aol.com

Phone: (703) 231-5861

Land Use and Zoning Hearings Technical Review

Alachua Farmlands PUD/PD



City Commission
City of Alachua, Alachua County, Florida
08.24.2026



Agenda

- 1 City's Expert Hydrogeologist
- 2 Data Compilation and Review
- 3 Review Findings
- 4 Concluding Statements

1 City's Expert Hydrogeologist

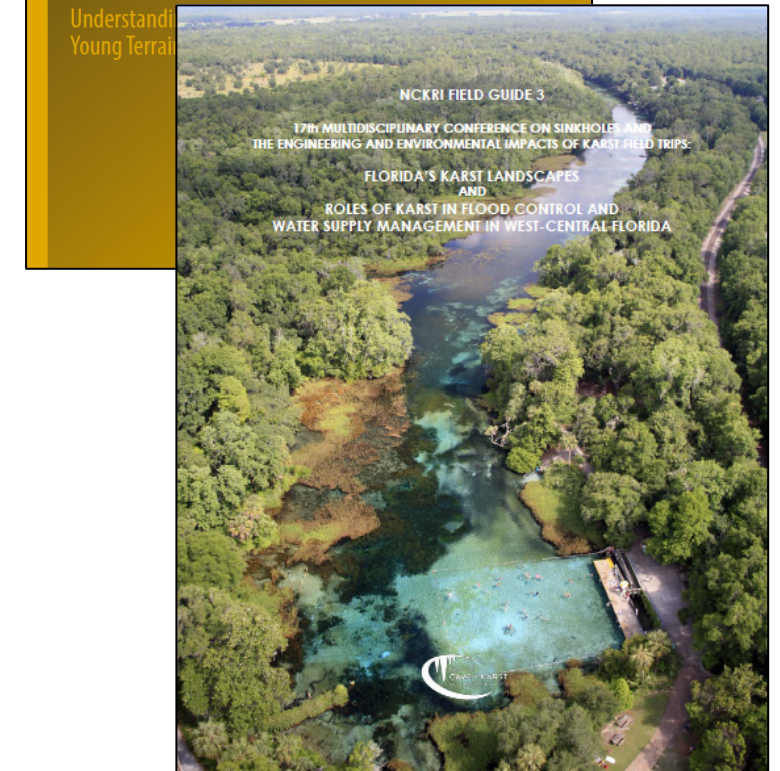
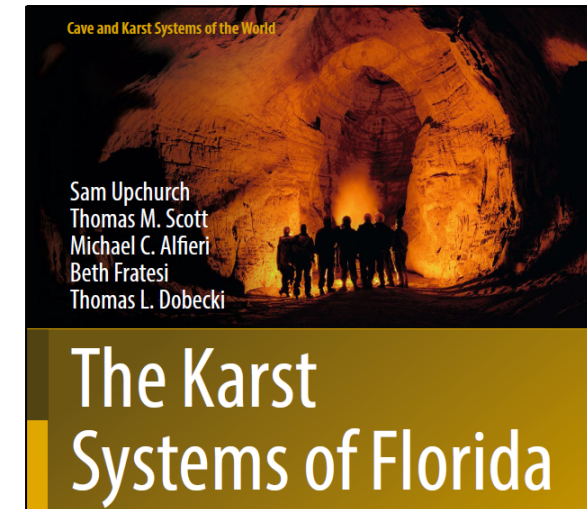


City's Expert Hydrogeologist



Michael Alfieri, PG, PHg, CGWP
Principal
Apex Companies, LLC

- Professional geologist licensed in 13 states
 - Florida Board of Professional Geologists for over 13 years and has been Chair and Vice Chair of the Board multiple times
 - Past Chairman of ASTM Sub-Committee D18.21.03: Well Design, Maintenance & Construction
 - Founding member of ASTM Sub-Committee D18.27: Karst
 - Member of the NGWA's Managed Aquifer Recharge work group
- Nationally certified/registered hydrogeologist
 - 1 of 5 professionals in the State of Florida to be registered as a Professional Hydrogeologist (PHg) by the American Institute of Hydrology (AIH)
 - 1 of 4 groundwater professionals in the State of Florida to be registered by the National Groundwater Association (NGWA) as a Certified Groundwater Professional (CGWP)



2 Data Compilation and Review



Information Reviewed

UES Professional Solutions, LLC (December 18, 2025) PRELIMINARY Geotechnical Exploration Services: Proposed Alachua Commercial Center US HWY 441, Alachua, Alachua County, Florida. Prepared for Rise Partners 832 Georgia Avenue, Suite 300, Chattanooga, Tennessee 37402. Project No. A25140.00683.005. Report No. 2160889.

UES Professional Solutions, LLC (March 6, 2026) PRELIMINARY Geotechnical Exploration Services: Tax Parcels 03042-005/003-US 441, Alachua, Alachua County, Florida. Prepared for Rise Partners 832 Georgia Avenue, Suite 300, Chattanooga, Tennessee 37402. Project No. A25140.00683.005. Report No. 2162758.

City of Alachua Planning & Community Development Department Staff Reports

eda consultants inc. and NV5 (July 24, 2026) Letter Re: The Farmlands – Response to County Affected Party Correspondence to Ms. Michele Lieberman, ICMA-CM, CPM, County Manager, Alachua County.

City of Alachua Ordinances 26-10 and 26-09

Historical Aerials (1937-2026)

GSE Engineering & Consulting, Inc. (April 1, 2026). Letter to Carson J. Crockett, Principal Planner, City of Alachua Regarding Review of Geotechnical Information Farmlands Commercial PD Rezoning Alachua, Alachua County, Florida GSE Project No. 17335.

Jones Edmunds & Associates, Inc. (June 2026) Alachua County Northwest Landfill Compliance Monitoring Report First Semi-Annual 2026 FDEP Permit No. 64602-010-SO/WACS Facility ID 29653. Prepared for Alachua County Solid Waste & Resource Recovery.

UES Professional Solutions, LLC (August 13, 2026) Report of Geotechnical Consulting Services: Limited Sinkhole Potential Evaluation Ground Surface Depression Farmlands Subdivision SEC of NW 188th St. and US 441, Alachua, Alachua County, Florida. Prepared for Rise Partners 832 Georgia Avenue, Suite 300, Chattanooga, Tennessee 37402. UES Project No. A26140.00683.005. UES Report No. 2166405.

3 Findings



Findings

- Apex evaluated whether the proposed land use and zoning applications, if granted, could impact nearby karst features and meet environmental compliance requirements.
- The review included geotechnical and geophysical studies, historical imagery, planning documents, and landfill monitoring data.
- The site is underlain by karst geology typical for this area of Alachua County.
- Available data indicate no active “sinkhole activity” on the property.
 - Geotechnical and geophysical investigations found no evidence of active subsurface raveling, progressive weakening, or other conditions associated with sinkhole formation.

Findings (Continued)

- The data at the investigated on-site depression is most consistent with a stable paleo-sinkhole.
 - Historical aerial imagery shows little change since 1937, supporting long-term stability.
- GSE Engineering & Consulting found the site suitable for development and recommended additional investigations during final site design.
 - Apex agrees the completed studies provide reasonable assurance that the identified karst feature is stable and unlikely to be impacted by the proposed land use and zoning.
- Apex recommends additional geotechnical, hydrogeologic, environmental, and stormwater evaluations during final site design and permitting phases of the project.
 - Geologic conditions and potential impacts from the adjacent former Alachua County Northwest Landfill should also be evaluated at that time.

4 Concluding Statements



In Conclusion

1. Available data indicate no active sinkhole formation on the property, providing reasonable assurance of no adverse impacts to public health, safety, and welfare from the land use and zoning, if approved.
2. The proposed level of geologic review in the additional language in Condition 5.i.ii is not appropriate for a land use amendment or rezoning and is better addressed during planning, permitting, and site design review. Condition 5.i.ii, as drafted by Staff, is appropriate.
 - a) The December 23, 2025 letter Apex prepared was specific to the development permit under review at that time.
 - b) Because subsurface conditions vary by site, applying identical geologic, geophysical, and geotechnical requirements to unrelated properties may not be appropriate or technically justified.
 - c) Investigation programs should be developed using a site-specific, risk-based approach tailored to site design conditions.

Actual Timeline

Small-Scale Comprehensive Plan Amendment (SsCPA) Application #: PSSC26-0002
Planned Development Residential + Commercial [PD-R/PD-Comm] Application #PR26-0002



Throughout the entire year long application process, and over the last four months of public hearings, the applicant has dutifully met the burden of proof for both applications by diligently and transparently providing factual information and Competent Substantial Evidence demonstrating consistency with the City's Comprehensive Plan and Land Development Regulations.

Whether a purported sinkhole, traffic, or proximity to the former Alachua County landfill concerns were presented, the applicant has repeatedly proven both applications meet the City's requirements for approval and wishes to incorporate all application materials, supplement documents, presentations, expert testimony and documents, and all opponents materials into the record of proceedings for both applications. The applicant's due process and opportunity to question/cross examine all speakers remains.

ORDINANCE 26-10 — FARMLANDS REZONING

Request to the City of Alachua Commission: Vote NO

The question before the Commission should not simply be whether this property can be developed. The question is whether the evidence presented demonstrates that this rezoning satisfies the City of Alachua's own standards and Florida's growth-management requirements.

CITY OF ALACHUA — REZONING STANDARDS

Land Development Regulations §2.4.2

Before approving this rezoning, please consider whether the evidence adequately satisfies these City standards:

STANDARD III — LOGICAL DEVELOPMENT PATTERN

The proposed amendment must result in a logical and orderly development pattern.

STANDARD IV — PREMATURE DEVELOPMENT

The amendment must not create premature development in undeveloped or rural areas.

STANDARD V — COMPATIBILITY WITH ADJACENT LANDS

Uses permitted by the rezoning must not be incompatible with existing uses or zoning of adjacent lands.

STANDARD VI — EFFECT ON LOCAL CHARACTER

The amendment must not adversely affect the character of the area through excessive traffic, density/intensity, building scale, noise, lighting, physical effects, or nuisances.

STANDARD VIII — URBAN SPRAWL

The amendment must not encourage urban sprawl, including strip/ribbon commercial development, leapfrog development, or low-density single-dimensional development.

STANDARD X — PUBLIC FACILITIES

Adequate facilities must be planned and available to accommodate development, including roads, potable water, wastewater, parks, stormwater management, and solid waste.

STANDARD XI — ENVIRONMENT

The amendment must not result in significantly adverse impacts to the natural

ORDINANCE 26-10 — FARMLANDS REZONING

environment, including water, stormwater, wildlife, vegetation, wetlands, and the natural functioning of the environment.

FLORIDA LAW ALSO REQUIRES THESE ISSUES TO MATTER

Florida Statute §163.3177 — Comprehensive Planning

Florida's growth-management framework specifically identifies concerns including:

- Urban development extending into rural areas
- Strip, isolated, ribbon, or similar development patterns
- Failure to protect groundwater/aquifer recharge areas and other natural resources
- Failure to protect adjacent agricultural areas and activities, silviculture, and prime farmlands and soils
- Failure to maximize existing public facilities and services
- Development patterns that disproportionately increase the cost of roads, water, sewer, stormwater, police, fire/EMS, schools, and other public services
- Failure to maintain a clear separation between rural and urban uses
- Loss of significant amounts of functional open space

Florida law also identifies the preservation of agricultural areas, silviculture, prime farmland and soils as a characteristic of development patterns that discourage urban sprawl.

Florida Statute §163.3194 — Comprehensive Plan Consistency

After adoption of a comprehensive plan, development and governmental actions concerning development must be consistent with the adopted comprehensive plan.

Florida Statutes §§163.3201 & 163.3202 — Land Development Regulations

Florida's planning framework requires local land-development regulations to implement the comprehensive plan and address matters including land-use compatibility, public facilities, potable-water protection, stormwater management, environmentally sensitive lands, and safe and convenient traffic flow.

Florida Statute §163.3163 — Agricultural Land

ORDINANCE 26-10 — FARMLANDS REZONING

Florida's Legislature has recognized that nonagricultural development neighboring agricultural land can adversely affect agricultural operations and contribute to agricultural land being converted to urban, suburban, or other nonagricultural uses.

SB 686 / Chapter 2026-34 — Agricultural Enclaves

Effective July 1, 2026, Florida expanded protections for development of certain qualifying agricultural enclaves. While this law does not itself prohibit this rezoning, it reinforces why communities should carefully consider the long-term consequences of allowing urban development to progressively surround remaining agricultural properties.

QUESTIONS THAT SHOULD BE ANSWERED BEFORE REZONING

- 1. ENVIRONMENT:** If additional environmental/hydrogeological study is necessary because of groundwater, karst geology, stormwater, and the nearby former landfill contamination plume, why approve the rezoning before that information is available?
 - 2. AGRICULTURE:** Does converting this working agricultural property create additional development pressure on the remaining agricultural properties surrounding it?
 - 3. SPRAWL:** Has the applicant demonstrated that this intensity and location of development satisfies both City Standard VIII and Florida's statutory policies concerning urban sprawl?
 - 4. TRAFFIC:** Has the Commission received sufficient evidence to determine the full effect of the proposed development intensity on U.S. 441 and the surrounding transportation network?
 - 5. PUBLIC FACILITIES:** Have the long-term impacts on roads, water, wastewater, stormwater, emergency services and other public infrastructure been adequately established?
 - 6. LOCAL CHARACTER:** Has the applicant demonstrated that the proposed intensity, traffic, lighting, noise and commercial activity will not adversely affect the character of the surrounding area as required by Standard VI?
 - 7. TIMING:** Most importantly, why permanently change the zoning now when significant questions can be answered before the Commission makes that decision?
-

ORDINANCE 26-10 — FARMLANDS REZONING

THE COMMISSION DOES NOT HAVE TO DECIDE THAT THIS PROPERTY CAN NEVER BE DEVELOPED.

It only has to decide whether the evidence is sufficient to justify this rezoning, at this intensity, in this location, at this time.

Do the studies first. Answer the environmental, groundwater, traffic and infrastructure questions first. Demonstrate compliance with Standards III, IV, V, VI, VIII, X and XI first. Then make the land-use decision.

PLEASE VOTE NO ON ORDINANCE 26-10.

Responsible growth requires informed decisions before zoning is changed not after.

- Info to collect prior to pre-app
 - TDMS Permit Tracking #:
 - Site Address:
 - Development Name: Farmlands
 - Developer: Rise Partners
 - Permittee's Engineer: Brian Snyder
 - Roadway ID: 26020000
 - Roadway MP: 20.9
 - Speed limit: 65 mph
 - Access Classification: 03
 - Full Median and Signal Opening Spacing Standard: 2640'
 - Directional Median Opening Spacing Standard: 1320'
 - Driveway Spacing Standard: 660'
 - Trip generation estimate (>600 trips/day requires traffic study) and Land Use Code:
 - Have there been previous pre-application meetings for this site? Was it the same proposed use or different?:
- Possible Discussion Items During Pre-App
 - What are the proposed uses?
 - Does the property owner have interest in any adjacent properties?
 - Are there any cross-access easements in place?
 - Will the site be developed in phases?
 - Will a signal warrant analysis be required (if so, discuss ICE):
 - Are median modifications a possibility? If so, mention it in the pre-app.
- Summary
 - Is a driveway permit required? Why?:
 - Is a Traffic Impact Study (TIS) required? Why?
 - Yes; already agreed on
- Notes
 - Has Carlos reviewed the trip generation, trip distribution, etc. from the operational analysis? If not, Jeff will review and show be able to confirm agreement next week.
 - How do 11/5/25 study's medians and driveways compare to those agreed on with Briarwood?
 - Access A
 - 1100' from 188th, 700' from thru-cut.

- Does not meet spacing standards for a directional. They will need to explain the benefits of having this substandard driveway in the traffic study. They said Tom Cavin accepted that location.
- Access B
 - Assume any access in this area would be the signalized thru-cut to be used by Farmlands and Briarwood (approx. 1800' from full median opening at 188th). It would not be a full median opening as stated in this report. If approved by ICE Working Group (already approved for Briarwood conceptually) then this would be OK to stay as sub-standard spacing for a signal.
 - Does the thru-cut still work with Farmlands traffic?
- Access C
 - RIRO is 485' from other proposed access points so it does not meet standards. There is 1000' between Access B and Access D. They will need to explain the benefits of having this substandard driveway in the traffic study.
- Access D
 - Would need AMRC approval to be a full. If it meets signal warrants and goes through ICE, then the AMRC would probably not be needed.
- Report mentions reducing the speed limit with the development. This will not be done. Speed study can be done once the roadside has been developed, which may influence the vehicle speeds. They can propose traffic calming measures but we still would not lower the speed limit until justified by a speed study. The only reason we would lower the speed limit is if the design speed were also being lowered as part of a project.

- 11/14/25 Meeting Notes

- Brian Snyder (OTS), Sam Berry (developer), David Buckel (engineer), Jim Knight, Achaia Brown, Laurie Santana, Bradley Adams
- They say they are not part of the residential – they are only the commercial
- The current owner is selling off the commercial to this group and retaining other property to sell to a residential developer...the traffic studies are including the residential
- Jeff and Jim agreed that the RIRO at Access C was not a major concern. Jeff told them to explain in the traffic study how it is beneficial to have in order to justify being sub-standard.
- Jim proposed
 - Lefts in at eastern access and western (signalized if warrants met)
 - Lefts out at center access (signal)

- 12/17/25 Update
 - David Buckel sent in a concept (see folder) what shows:
 - Bi-directional on west end, thru-cut at center location (no EB lefts to Briarwood), and a WB directional left in on the east end.
 -

US 441 AT FORESITE GROUP

ULTIMATE CONCEPT





Tree Farm Loading Area



Tree Farm Loading Area



Tree Farm Loading Area





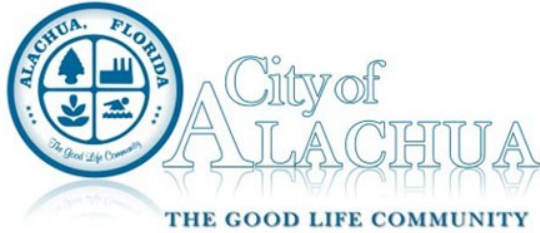












Commission Agenda Item

MEETING DATE: September 14, 2026

SUBJECT: Approval of the August 24, 2026, City Commission Budget Workshop Minutes

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Approve the August 24, 2026, City Commission Budget Workshop Minutes

Summary

Approval of the August 24, 2026, City Commission Budget Workshop Minutes

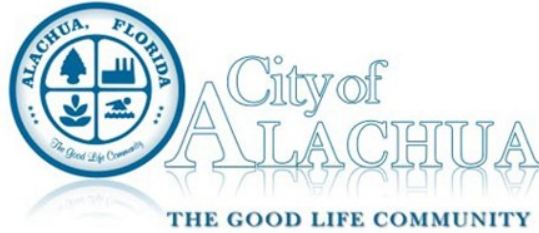
FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 26.08.24.M.BW



City Commission Workshop Minutes
August 24, 2026 at 4:30 PM

Mayor Walter Welch
Vice Mayor Jennifer Ringersen
Commissioner Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jackson Youmas

City Manager Rodolfo Valladares
City Attorney Scott Walker

The City Commission will conduct a
City Commission Meeting
At 4:30 PM
to address the item(s) below.

Meeting Date: August 24, 2026

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

CITIZENS PRESENT: Jim Curington

STAFF ATTENDING: Kate Bayles, Jeanine Carrillo, Heather Carter, Lisa Freeman,
Jack Hansen, Janet Knapp, Brent Lanier, Tara Malone, Damon Messina, Jesse
Sandusky, Donna Smith, Bryan Thomas, LeAnne Williams, Tyler Williams, Cap Wilson

City Commission Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

Walter Welch, Mayor

Jacob Fletcher, Commissioner, and Jackson Youmas, Commissioner — absent.

I. AGENDA ITEMS

A) BUDGET WORKSHOP - PROPOSED FY 2026-2027 BUDGETS FOR THE ENTERPRISE AND INTERNAL SERVICE FUNDS

Tyler Williams, Finance and Administrative Services Director, Budget Workshop — Proposed FY 2026–2027 Budgets for the Enterprise and Internal Service Funds, staff report – filed.

ADJOURN

Mayor Welch adjourned the meeting at 5:15 p.m.

ATTEST:

**CITY COMMISSION OF THE CITY OF
ALACHUA, FLORIDA:**

Rodolfo Valladares, City Manager/Clerk

Walter Welch, Mayor