



# City of Newberry/Alachua County Commission Joint Meeting

June 28, 2021  
7:00 PM

24880 NW 16<sup>th</sup> Avenue  
Newberry, Florida 32669

CALL TO ORDER

APPROVAL OF AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

INTRODUCTION

1. Mayor Jordan Marlowe, City of Newberry  
Chair Ken Cornell, Alachua County Commission

PUBLIC ANNOUNCEMENTS

*(Please limit announcements to 2 minutes)*

AGENDA ITEMS

2. County - Wide Trunk Radio System.
3. Potential Wild Spaces Public Places (WSPP) Extension with Housing and Infrastructure.
4. Residential Rental Unit Permit and Inspection Program.
5. Newberry Community Redevelopment Agency Redevelopment Plan.

COMMENTS

City Manager

City Attorney

City Clerk

Commission

Mayor

Citizens

*(Please limit your comments to 5 minutes)*

MEETING ADJOURNMENT



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Judy S. Rice, City Clerk

If A Person, Firm, or Corporation Desires to Take an Appeal From any Action Taken At the Above Meeting or Hearing, It May Be Necessary to Have A Verbatim Record of the Proceedings and It Is the Person, Firm, or Corporation's Duty to See that Such A Record Is Made. The City of Newberry City Commission Policy Is to End the Public Meeting At 10:30 P.M. the Evening of the Regularly Scheduled Meeting Unless Extended by the City Commission. Any Matter on the Agenda Not Acted upon Shall Be Continued to the Next Regularly Scheduled City Commission Meeting, or a Special Meeting, At the Commission's Discretion. In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this workshop should contact MV Transportation, Inc. At (352) 375-2784, not later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.



## Agenda Item Summary

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Agenda Date: 6/28/2021

Agenda Item No.:

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**Agenda Item Name:**

Discussion: Trunk Radio System

**Presenter:**

Harold Theus, Chief 352-384-3101

**Description:**

County staff to provide an update and to receive feedback regarding the Trunk Radio System and negotiations with the City of Gainesville

**Recommended Action:**

Have a discussion

**Prior Board Motions:**

February 23, 2021, the BoCC heard the Presentation, Commissioner Prizzia, Assistant County Manager Crosby, Commissioner Alford, Commissioner Prizzia, and Commissioner Alford presented comments.

**Commissioner Alford moved** the following: SRA. 2<sup>nd</sup> Wheeler

- Authorize the Chair to execute an agreement with the City of Gainesville/GRU for the Trunk Radio System for this year only.
- Authorize staff to continue negotiations with GRU to develop a long term partnership agreement for the Trunk Radio System.
- Authorize staff to explore alternate plans for a County-wide radio system in the event the parties are unable to reach an agreement.

**The motion carried 5-0.**

April 14, 2020, Staff presented presentation on the proposed ordinance. Board approved authorization to advertise ordinance to amend Ordinance #2016-06, to provide funding for the Radio Management System.

March 14, 2019, BoCC Special Budget Meeting, Commission directed the County Manager to review all the critical safety infrastructure needs in conjunction with the Sheriff and the City of Gainesville and bring back a proposed list that could potentially be used for a half cent sales tax referendum.

October 23, 2018, County Commission **Commissioner Hutchinson moved** to hear the

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presentation, discuss alternatives, and funding options. Also provide direction to staff. Federal Engineering recommends that the County continue operating on the current radio system managed by GRUCom, which is alternative 1 of 2 within the final report with the following changes:

1. Direct staff to return with some governance models they believe would be more functional.
2. Direct staff to return with Funding Options including tax initiatives and County debt.
3. Place this item on upcoming Joint City of Gainesville meeting.
4. Direct the County Attorney to work with the appropriate personnel to update County Ordinances to enable the building codes to provide operation of radios within building/structures.
5. Commissioner Chestnut, Commissioner Byerly, Commissioner Hutchinson, and Commissioner Byerly presented comments.

Commissioner Byerly exited at 10:28 a.m. due to obligations with the Canvassing Board.

Chair Pinkoson presented comments. **The motion carried 3-0 with Commissioner Byerly out of the room.**

October 10, 2017, County Commission approved the RFP ranking and authorized staff to negotiate an agreement.

November 14, 2016, joint City/County Commission meeting, both commissions authorized the Radio Management Board to obtain a radio system consultant.

December 7, 2015, joint City/County Commission meeting, both commissions authorized the Radio Management Board (RMB) to hire a radio system consultant.

#### **Fiscal Consideration:**

N/A

#### **Background:**

The contract between GruCom and its radio partners which includes Alachua County for radio services expired on September 30, 2020. In the fall of 2020, radio participants from Alachua County, UF Police Department, the City of Gainesville and Gainesville Regional Utilities (GRU) met on five occasions to negotiate methodologies of cost allocations. On January 4, 2021, GruCom sent a demand letter to Alachua County and unilaterally directed terms and conditions of a contract and threatened to remove the County from the radio system if full annualized payment was not received within 45 days of an invoice. Later, Alachua County Staff learned that similar letters had been issued to the University of Florida, Santa Fe College and the cities of Alachua, High Springs and Newberry.

As a result of GruCom's threat to cut off the County's ability to utilize the public safety radio system,

the County Commission unanimously adopted Resolution 2021-01 to initiate the Chapter 164 Florida Statutes Florida Governmental Conflict Resolution Act on January 5<sup>th</sup> along with a Chair letter to City Mayor Lauren Poe.

On April 27, 2021 and May 6<sup>th</sup>, 2021 both governments signed resolutions to resolve the Public Safety Radio System dispute. This agreement stipulates the conditions of an agreement through FY 21 and pathway to negotiate, “a long-term partnership agreement with consideration of fair and equitable allocations of all system costs over that longer term.”



## Agenda Item Summary

Agenda Date: 6/28/2021

Agenda Item No.:

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**Agenda Item Name:**

Potential Wild Spaces Public Places (WSPP) Extension with Housing and Infrastructure

**Presenter:**

Chris Dawson, Transportation Planning Manager  
Ramon Gavarrete, Public Works Director  
Charlie Jackson, Facilities Management Director  
Gina Peebles, Assistant County Manager - Chief of Staff  
Sylvia Torres, County Attorney  
Claudia Tuck, Community Support Services Director

**Description:**

Discussion of Potential Extension of Wild Spaces Public Places (WSPP) Surtax with Inclusion of Housing and Infrastructure Projects

**Recommended Action:**

Discussion the Potential Extension of Wild Spaces Public Places (WSPP) Surtax with Inclusion of Housing and Infrastructure Projects

**Prior Board Motions:**

N/A

**Fiscal Consideration:**

N/A

**Background:**

The Wild Spaces Public Places (WSPP) Surtax is an 8-year, half-cent sales tax which is scheduled to sunset on Dec. 31, 2024. It currently can be used to:

- a. Acquire and improve environmentally sensitive lands to protect drinking water sources, water quality, and wildlife habitat, and,
- b. Create, improve and maintain parks and recreational facilities as permitted by Florida Statutes, the referendum ballot language, and ordinances.
- c. Notwithstanding the above, Alachua County may utilize a portion of its proceeds to establish a fund for the purpose of providing matching grants to the municipalities within the County for projects that meet the requirements of subsections (a) or (b), and which, in the sole discretion of Alachua County, have countywide significance.

There is interest in potentially extending WSPP in 2024 (for an additional 8-years) and adding another half-cent for housing and infrastructure (for 10-years) on the 2022 ballot (so both would

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sunset on the same date - Dec. 31, 2032).

Alachua County recently completed the first pavement condition survey, as an important step to protect one of County's greatest infrastructure asset and to create a baseline pavement condition for the roadway network. The County's weighted average network condition or Pavement Condition Index (PCI) is 60.2. This means that the overall current condition of the network is Fair to Poor. Pavement assessment and condition survey suggests that the overall age of the pavement and environmental distresses, are the biggest contributing factors for the lower PCI scores. The average age of the asphaltic surface is estimated to be between 30 to 40 years old. The Net Worth (or Asset Value) of the County road network is estimated to be approximately \$1.5 billion.

In order for the County to maintain its roadway network without any preservation estimated cost is approximately \$22 million, and with preservation is approximately \$15 million. Therefore, increasing the annual investment should seriously be considered as soon as possible. Additionally, increased funding must be combined with an expanded pavement preservation treatment strategy to cost-effectively minimize the deterioration of the County-wide pavement network. By increasing budget, to resurface and reconstruct older roads, and adding treatments that improve flexibility or protect against the environmental aging process on newer pavements, Alachua County can begin to see improved pavement conditions across the road network.



## Agenda Item Summary

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Agenda Date: 6/28/2021

Agenda Item No.:

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**Agenda Item Name:**

Residential Rental Unit Permit and Inspection Program

**Presenter:**

Missy Daniels

**Description:**

Presentation for Discussion of a Residential Rental Unit Permit Program

**Recommended Action:**

Receive the presentation; provide direction to staff concerning inclusion of other municipalities

**Prior Board Motions:**

N/A

**Fiscal Consideration:**

At the previous meeting, the Commissioners determined they would likely pursue this in-house. For the unincorporated area, this would potentially involve 4 FTE Codes Officers and 1 FTE Licensing clerk/staff assistant at a first year cost including salary, benefits, vehicles and necessary equipment of \$454,000 and an second year cost of \$345,000.

This number may be higher if other municipalities are included.

This program is not yet in place in Alachua County, this program is not in the budget, and as such, this program can be discussed during the FY22 budget development process. The permit fees would have to be at a level to cover all costs associated with the program. For 7,000 units, the fee would be between \$50 to \$65 per permit. This fee would need to be added to the fee schedule and adjusted as necessary to cover the cost of the program.

**Background:**

In September of 2020, the City of Gainesville adopted an ordinance creating a Residential Rental Unit Permit and Inspection Program. This program requires property owners to obtain a permit for rental units and requires the rental units to meet certain energy efficiency standards.

Utility bills in residential units with old non-energy efficient or broken appliances can be more than the cost of the rent and can easily push households past the 30% of income limit for what is considered affordable in housing cost. In addition, old or broken appliances and HVAC systems carry an environmental load that could be greatly reduced by upgrading to meet the energy efficiency standards in this program. This discussion is to consider a draft ordinance for the County to implement a similar program. The City's program will go into effect on October 1, 2021





## City Commission Agenda Item

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**Meeting Date:** June 28, 2021

**Title:** Newberry Community Redevelopment Agency Redevelopment Plan.

**Agenda Section:** Agenda Items

**Department:** Planning & Economic Development

**Presented By:** Bryan S. Thomas, AICP, Director

**Recommended Action:** 1) Receive presentation.  
2) Consider the draft CRA Plan.

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### Summary:

The Community Redevelopment Agency is responsible for developing and implementing the Community Redevelopment Plan that addresses the unique needs of the targeted CRA area. The plan includes the overall goals and initiatives for redevelopment in the area, as well as identifying the types of projects planned for the area.

The Community Redevelopment Plan is funded through Tax Increment Financing (TIF). Tax Increment Financing is a tool available to cities and counties for redevelopment activities. It is used to leverage public funds to promote private sector activity in the targeted area. The dollar value of all real property in the Community Redevelopment Area is determined as of a fixed date, also known as the “frozen value.” Taxing authorities (in this case the City of Newberry and the Alachua County Commission) continue to receive property tax revenues based on the frozen value, and these revenues remain available for general government purposes. Tax revenues from increases in real property value, the, “increment,” are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment of the CRA district. Special taxing districts, such as school and library, are exempt from contributing to the CRA Trust Fund.

The draft Community Redevelopment Plan is designed to place a heavy emphasis on economic development in the CRA to stimulate private sector investment, which in turn generates additional tax increment revenues to the CRA trust fund, thus funding additional projects within

the CRA. Future CRA revenues may also be used as the basis for the issuance of bonds to fund CRA projects up front, thereby stimulating additional increment revenues sooner rather than later. However, any debt created to fund CRA projects must be repaid by the end of the CRA Plan period, unless the City and County Commissions jointly agree to an extension of the terms.

Through an interlocal agreement with Alachua County, the initial Newberry CRA Plan shall run for 20-years. If the Goals and Initiatives of the CRA Plan have not been accomplished within the 20-year time horizon, the City and County Commissions may choose to extend the CRA for an additional 20-years.

At the June 14, 2021 meeting of the Newberry CRA Board, the Board voted unanimously to approve the draft plan and to forward the plan to the governing bodies (City of Newberry and Alachua County Commission) for their review and approval.

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**Attachments:**

1. Draft CRA Plan;
2. Draft June 7, 2021 Planning & Zoning Board Minutes;
3. Draft Newberry Community Redevelopment Agency Minutes;
4. Resolution No. 2021-13, creating the Newberry Community Redevelopment Agency; and
5. Resolution No. 2021-24, to approve the Newberry Community Redevelopment Plan.