



**Wednesday, September 9, 2026  
City Commission Meeting**

**CITY COMMISSION MEETING  
3:00 PM  
City Hall, 2nd Floor  
City Commission Chambers**

**Citizens wishing to provide input on the Wednesday, September 9, 2026 City Commission meeting agenda may provide comments in person at the meeting.**

**Watch the commission meeting LIVE through: WCOT Channel 13, Talgov.com Homepage, CityofTLH Facebook, CityofTLH Twitter**

**1. CALL TO ORDER**

- 1.1 This is the portion of the meeting where the call to order takes place. There is no written content.

**2. INVOCATION**

- 2.1 This is the portion of the meeting where the invocation takes place. The public may participate if they wish. There is no written content.

**3. PLEDGE OF ALLEGIANCE**

- 3.1 This is the portion of the meeting where the pledge of allegiance takes place. There is no written content.

**4. AGENDA MODIFICATION**

- 4.1 Modifications

**5. PRESENTATIONS**

- 5.1 Presentation of Proclamation - Suicide Prevention Month -- Mayor John E. Dailey
- 5.2 Presentation of Proclamation - Legal Services of North Florida -- Mayor John E. Dailey
- 5.3 Presentation of Proclamation - Fire Prevention Week -- Mayor John E. Dailey
- 5.4 Presentation of Proclamation - JustServe -- Mayor John E. Dailey
- 5.5 Presentation of Proclamation - 75th Anniversary of Riley Elementary School -- Mayor John E. Dailey

**6. ANNOUNCEMENTS**

- 6.1 This is the portion of the meeting for announcements. There are no announcements

for this meeting.

## **7. APPEARANCES BY CITY COMMISSION APPOINTED BOARDS AND COMMITTEES, AND OTHER GOVERNMENTS**

- 7.1 This is the portion of the meeting where appearances by City Commission appointed boards and committees, and other governments take place. There is no written content.

## **8. CONSENT**

- 8.1 (ITEM PULLED FROM CONSENT AND RENUMBERED AS 9.1) Approval of the 2027 City Commission Meeting Schedule -- Reese Goad, City Manager
- 8.2 Approve Recommendation of Continuing Service Agreement Contracts for Citywide Electrical Contractor Services (RFSQ-042-26-CC) -- Ubie Brantley, Facilities
- 8.3 Approve Recommendation of Continuing Service Agreement Contracts for Citywide Fire Extinguishers and Fire Suppression Systems Inspections, Maintenance and Repairs (IFB-075-26-CC) -- Ubie Brantley, Facilities
- 8.4 Approve Recommendation to Award Contracts for Continuing Asphalt and Concrete Services (RFSQ 065-26-CPW) -- Rob McGarrah, Underground Utilities & Public Infrastructure
- 8.5 Authorization Negotiate and Execute an Amendment to the Contract for the Southeast Farm Operation and Management Services -- Rob McGarrah, Underground Utilities & Public Infrastructure

## **9. ITEMS PULLED FROM CONSENT**

- 9.1 (PREVIOUSLY ITEM 8.1) Approval of the 2027 City Commission Meeting Schedule -- Reese Goad, City Manager

## **10. CITY COMMISSION**

- 10.1 Approval of City Manager Employment Agreement -- Mayor and City Commission

## **11. INTRODUCTION OF ORDINANCES**

- 11.1 Introduction of Ordinance 26-Z-12; Proposed Amendment to the Official Zoning Map for 3.75 Acres Located On The West Side Of Paul Russell Road Approximately 150 Feet North of the Intersection With Paul Russell Road and Orange Avenue East To Change the Zoning Classification from the Critical Planning Area (CPA) Zoning District to the Paul Russell Road Right-Of-Way Abandonment Planned Unit Development (PUD) Zoning District; Public Hearing Scheduled for October 21, 2026 -- Mike Alfano, Planning
- 11.2 Introduction of Ordinance No. 26-O-15 Reflecting Changes to Water and Wastewater Rates, Fees, and Charges -- Robert Wigen, Resource Management

## **12. POLICY FORMATION AND DIRECTION**

- 12.1 Automated License Plate Recognition Public Safety Update -- Chief Lawrence Revell, Police
- 12.2 Approval of Resolution No. 26-R-33 to Rename W. Virginia Street (from N. Adams Street to N. Copeland Street) to Drs. R.B. & Gloria P. Holmes Street -- John Reddick, Growth Management



- 12.3 Update on Apalachee Ridge Technology & Learning Center -- Robert Culverhouse, Real Estate Management

**13. UNAGENDAED SPEAKERS (30 MINUTES)**

- 13.1 This is the portion of the meeting for unagendaed business/speakers. There is no written content.

**14. CITY COMMISSION SHARING OF IDEAS**

- 14.1 This is the portion of the meeting for City Commission information and sharing of ideas. There is no written content.

**15. BREAK**

- 15.1 This is the portion of the meeting where a break takes place prior to the public hearings. There is no written content.

**16. 6:00 P.M. PUBLIC HEARINGS**

- 16.1 First of Two Public Hearings on The FY27 Budget Plan; The Second Public Hearing is Scheduled For September 23, 2026 -- Robert Wigen, Resource Management
- 16.2 First and only Public Hearing on Ordinance No. 26-O-11, the Voluntary Annexation Petition for Parcel IDs: 3121206010000, 3121206110000, 3121206070000 located at the intersection of Capital Circle SE and Tram Road -- Robert Wigen, Resource Management
- 16.3 Second and Final Public Hearing on Development Agreement with D.R. Horton for Portions of Property Within Southwood -- John Reddick, Growth Management
- 16.4 First of Two Public Hearings on Third Amended and Restated Canopy Development Agreement; Second Public Hearing Scheduled for September 23, 2026 -- John Reddick, Growth Management



**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                    4.1 Modifications**

**PULLED FROM CONSENT**

8.1 (ITEM PULLED FROM CONSENT AND RENUMBERED AS 9.1) Approval of the 2027 City Commission Meeting Schedule -- Reese Goad, City Manager  
*This item was pulled from Consent by Commissioner Porter.*

**MATERIALS PROVIDED:**

10.1 - Approval of City Manager Employment Agreement -- Mayor & City Commission



**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                    5.1 Presentation of Proclamation - Suicide  
Prevention Month -- Mayor John E. Dailey**

TO:        Office of the City Manager  
FROM: Courtney Thomas, Director of External Affairs and Special Projects, Office of the  
Mayor  
DATE:    September 9, 2026  
RE:        Presentation of Proclamation – Suicide Prevention Month

Presentation of proclamation recognizing Suicide Prevention Month. Big Bend 211 will be in attendance to accept the proclamation.

**WHEREAS**, September is recognized nationally as Suicide Awareness and Prevention Month to raise awareness about mental health, reduce the stigma surrounding suicide, encourage open conversations, and connect individuals and families with lifesaving resources and support; and

**WHEREAS**, millions of Americans experience suicidal thoughts, make suicide plans, or attempt suicide each year, demonstrating the ongoing need for prevention, intervention, compassionate care, and access to mental health services; and

**WHEREAS**, suicide remains a significant public health concern, underscoring the importance of expanding access to behavioral health services, crisis intervention, suicide prevention, early intervention, and community education; and

**WHEREAS**, suicide affects individuals and families throughout the City of Tallahassee, leaving a lasting impact on loved ones, friends, coworkers, classmates, neighbors, and the entire community; and

**WHEREAS**, 211 Big Bend, the designated regional provider of the 988 Suicide & Crisis Lifeline, provides 24-hour crisis intervention, emotional support, suicide prevention services, and connections to behavioral health and community resources throughout North Florida; and

**WHEREAS**, the City of Tallahassee proudly recognizes the dedicated crisis counselors at 211 Big Bend, who answer some of life's most difficult calls 24 hours a day, 365 days a year, alongside volunteers, educators, healthcare providers, first responders, peer specialists, and community organizations working to prevent suicide, promote hope, reduce stigma, and connect individuals to lifesaving support and resources; and

**WHEREAS**, every person can make a difference by reaching out, listening with compassion, recognizing the warning signs of emotional distress, and reminding those who are struggling that they are not alone, that help is available, and that recovery is possible.

**NOW, THEREFORE**, I, John E. Dailey, by the authority vested in me as Mayor of the City of Tallahassee, do hereby recognize September as,

# National Suicide Prevention Month

and encourage all residents to promote hope, increase awareness of mental health resources, reduce stigma, support those affected by suicide, and remember that one conversation can save a life.



**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                    5.2 Presentation of Proclamation - Legal Services  
of North Florida -- Mayor John E. Dailey**

TO:            Office of the City Manager  
FROM:       Courtney Thomas, Director of External Affairs and Special Projects, Office of the  
Mayor  
DATE:       September 9, 2026  
RE:           Presentation of Proclamation – Legal Services of North Florida

Presentation of proclamation recognizing Legal Services of North Florida. Leslie Powell-Boudreaux will be in attendance to accept the proclamation.

**WHEREAS**, Legal Services of North Florida was founded in Tallahassee on August 25, 1976, advancing access to justice for fifty years by providing civil legal assistance to low-income and vulnerable residents who otherwise could not afford representation; and

**WHEREAS**, from its beginning in Florida's capital city, Legal Services of North Florida has grown to serve residents across the Florida Panhandle, working to ensure that justice is not determined by a person's income, age, disability, or circumstance; and

**WHEREAS**, throughout its history, Legal Services of North Florida has helped bridge the gap between the courts and the people they serve by providing critical legal help in matters involving housing stability, family safety, public benefits, consumer protection, health care access, veterans' issues, and other essential civil legal needs; and

**WHEREAS**, through legal advocacy, education, and partnerships with local governments, courts, human services providers, the legal community, volunteers, and supporters, Legal Services of North Florida has promoted fairness, stability, and opportunity for individuals and families; and

**WHEREAS**, by serving children, older adults, veterans, survivors of abuse, people with disabilities, and families facing crisis, Legal Services of North Florida has strengthened communities and upheld the promise of equal justice under law; and

**WHEREAS**, the 50th anniversary of Legal Services of North Florida marks a significant milestone recognizing the organization's longstanding commitment to justice, service, and community impact.

**NOW, THEREFORE**, I, John E. Dailey, by the authority vested in me as Mayor of the City of Tallahassee, do hereby recognize the 50<sup>th</sup> anniversary of

# Legal Services of North Florida

and commends its enduring dedication to expanding access to civil justice for the residents of Tallahassee and communities across North Florida.



**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                    5.3 Presentation of Proclamation - Fire Prevention  
Week -- Mayor John E. Dailey**

TO:     Office of the City Manager  
FROM: Courtney Thomas, Director of External Affairs and Special Projects, Office of the  
Mayor  
DATE: September 9, 2026  
RE:     Presentation of Proclamation – Fire Prevention Week

Presentation of proclamation recognizing Fire Prevention Week. Members of the Tallahassee Fire Department will be in attendance to accept the proclamation.

**WHEREAS**, the Tallahassee Fire Department is fully committed to ensuring the safety and security of all those living in and visiting Tallahassee; and

**WHEREAS**, fire remains a serious public safety concern both locally and nationally, and the presence of lithium-ion batteries in many household devices introduces fire risks; and

**WHEREAS**, most of the rechargeable electronics used in homes daily, including smartphones, tablets, laptops, power tools, e-bikes, e-scooters, and toys, are powered by lithium-ion batteries, which if misused, damaged, or improperly charged, can overheat, start a fire, or explode; and

**WHEREAS**, the National Fire Protection Association® (NFPA®) reports an increase in battery-related fires, underscoring the need for public education on the safe use of lithium-ion batteries and devices; and

**WHEREAS**, the way lithium-ion battery devices are charged can make a difference in helping prevent home fires; and

**WHEREAS**, safe charging includes using the cord and charger that came with your device or one approved by the manufacturer; and

**WHEREAS**, residents are encouraged to understand that safe charging means making smart choices every time they plug in; and

**WHEREAS**, Tallahassee Fire Department remains fully committed to reducing the occurrence of fires through prevention, safety education, and community outreach; and

**WHEREAS**, the 2026 Fire Prevention Week™ theme, “Charge into Fire Safety™: Safe Charging Is a Superpower,” serves to remind all residents that safe charging can help reduce the risk of fires in homes and communities

**NOW, THEREFORE**, I, John E. Dailey, by the authority vested in me as Mayor of the City of Tallahassee, do hereby proclaim October 4-10, 2026 as

# Fire Prevention Week

and urge all residents of Tallahassee to practice safe charging habits and support the many public safety activities and efforts of the Tallahassee Fire Department and emergency services.





**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                    5.4 Presentation of Proclamation - JustServe --  
Mayor John E. Dailey**

TO:     Office of the City Manager  
FROM: Courtney Thomas, Director of External Affairs and Special Projects, Office of the Mayor  
DATE: September 9, 2026  
RE:     Presentation of Proclamation – JustServe

Presentation of proclamation recognizing JustServe. Members of JustServe will be in attendance to accept the proclamation.

**WHEREAS**, we firmly believe that the values of compassion, empathy, and community support are the foundation of a united harmonious society and fosters connections that transcend differences; and

**WHEREAS**, the strength and prosperity of our cities, towns, and villages are based in the selflessness of its residents to serve and uplift one another; and

**HEREAS**, we acknowledge the profound impact that can be achieved when we extend a helping hand to our neighbors, especially those of diverse backgrounds and lifting them up and collectively working to improve lives; and

**WHEREAS**, we nurture a culture of giving within our cities, emphasizing that volunteerism is not just a duty but a source of personal fulfillment and community strength; and as we work side by side with and learn from each other, mutual understanding increases, misconceptions can be corrected, and new friendships are built; and

**WHEREAS**, we urge all citizens to care for one another, volunteer, and engage in acts of service and kindness that contribute to our city's betterment and its inhabitants' well-being, regardless of background or belief ; and

**WHEREAS**, the city of Tallahassee has joined a growing list of supporters, including the President of the National League of Cities and hundreds of leaders to date, in making a commitment to volunteerism; and

**NOW, THEREFORE, I**, John E. Dailey, by the authority vested in me as Mayor of the City of Tallahassee, do hereby recognize

## **JustServe**

in the city of Tallahassee and commits to promoting volunteerism, leveraging JustServe.org to make it easier for residents to find and engage in volunteer opportunities and will regularly acknowledge and celebrate the contributions of volunteers



**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                    5.5 Presentation of Proclamation - 75th  
Anniversary of Riley Elementary School -- Mayor  
John E. Dailey**

TO:     Office of the City Manager  
FROM: Courtney Thomas, Director of External Affairs and Special Projects, Office of the Mayor  
DATE: September 9, 2026  
RE:     Presentation of Proclamation – 75th Anniversary of Riley Elementary School

Presentation of proclamation recognizing the 75th anniversary of Riley Elementary School. Heilange Porcena will be in attendance to accept the proclamation.

**WHEREAS**, John Gilmore Riley, born into slavery in Leon County on September 24, 1857, rose to become a respected educator, entrepreneur, and civic leader whose dedication to education and service helped shape the Tallahassee community; and

**WHEREAS**, through his leadership and unwavering belief in the power of education, John G. Riley inspired generations of students and left a legacy that continues to influence our community today; and

**WHEREAS**, in 1951, John G. Riley Elementary School was established in his honor, ensuring that his lifelong commitment to learning, leadership, and opportunity would continue to inspire future generations; and

**WHEREAS**, for seventy-five years, John G. Riley Elementary School has served as a cornerstone of the community, shaping the lives of students while fostering academic excellence, perseverance, and resilience ; and

**WHEREAS**, generations of students, educators, families, and community members have contributed to the proud legacy of John G. Riley Elementary School, making it a place where history, tradition, and opportunity come together.

**NOW, THEREFORE**, I, John E. Dailey, by the authority vested in me as Mayor of the City of Tallahassee, do hereby celebrate the 75th anniversary of

## **John G. Riley Elementary**

and honor the enduring legacy of John Gilmore Riley, whose vision and commitment to education continues to inspire and empower future generations.



**CITY OF  
TALLAHASSEE**

**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject**

**6.1 This is the portion of the meeting for announcements. There are no announcements for this meeting.**



**CITY OF  
TALLAHASSEE**

**Wednesday, September 9, 2026  
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**Subject**

**7.1 This is the portion of the meeting where appearances by City Commission appointed boards and committees, and other governments take place. There is no written content.**



**CITY OF  
TALLAHASSEE**

**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                    8.1 (ITEM PULLED FROM CONSENT AND  
RENUMBERED AS 9.1) Approval of the 2027 City  
Commission Meeting Schedule -- Reese Goad, City  
Manager**

This item was pulled from Consend by Commission Porter and renumbered as 9.1.



**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                      8.2 Approve Recommendation of Continuing  
Service Agreement Contracts for Citywide  
Electrical Contractor Services (RFSQ-042-26-CC) --  
Ubie Brantley, Facilities**

For more information, please contact: Ubie Brantley, Facilities, (850) 891-8491

***Statement of Issue***

This item seeks City Commission approval to award contracts for Citywide Electrical Contractor Services (RFSQ-042-26-CC), and authorize the City Manager, or designee, to execute contracts with the following companies:

- Sun Coast Electric and Networking, Inc.
- Florida Electric, Inc.
- Universal Electric, Inc.
- Metro Electrical Services, Inc.

A Request for Statement of Qualifications (RFSQ) to solicit qualified, interested contractors for Citywide Electrical Contractor Services was released on April 28, 2026. Four responses were received. The evaluation committee is recommending award to all respondents to ensure that project demands can be met.

***Recommended Action***

Option 1: Approve the Selection Committee's ranking and recommendation of award and authorize the City Manager, or designee, to negotiate and execute contracts with Sun Coast Electric and Networking, Inc., Florida Electric, Inc., Universal Electric, Inc., and Metro Electrical Services, Inc. for Citywide Electrical Contractor Services.

***Fiscal Impact***



This action will not result in an immediate financial impact to the City. Funding will be provided from the approved operating or capital budgets at the time the service is procured.

## **Supplemental Material/Issue Analysis**

### ***History/Facts & Issues***

Historically, the City has awarded multiple continuing service agreement (CSA) contracts for citywide electrical contractor services to ensure there are sufficient vendors to meet the growing demand of projects that require these types of services. The existing electrical contractor CSA contracts are expiring. In conjunction with Procurement, Facilities released an RFSQ on April 28, 2026. The solicitation closed on June 26, 2026 with four responses being received. Upon scoring, the evaluation committee is recommending that a contract be awarded for all four qualified responses, which include:

- Sun Coast Electric and Networking, Inc.
- Florida Electric, Inc.
- Universal Electric, Inc.
- Metro Electrical Services, Inc.

The initial term will be a 3-year contract with three 1-year renewals.

### ***Department(s) Review***

Procurement Services; Resource Management; City Attorney's Office

### ***Options***

1. Approve the Selection Committee's ranking and recommendation of award and authorize the City Manager, or designee, to negotiate and execute contracts with Sun Coast Electric and Networking, Inc., Florida Electric, Inc., Universal Electric, Inc., and Metro Electrical Services, Inc. for Citywide Electrical Contractor Services.

2. Provide alternate direction.

### ***Attachments/References***

Attachment 1 - RFSQ-042-26-CC - Notice of Intent to Award



## **Notice of Intended Decision - Recommendation of Award**

### **RFSQ-042-26-CC – CITYWIDE ELECTRICAL SERVICES**

**Date: July 30, 2026**

The City of Tallahassee (City) received four (4) responsive proposals in response to the above-referenced solicitation.

The City recommends awarding to the firms listed in the table below:

| RFSQ-042-26-CC<br>CITYWIDE ELECTRICAL SERVICES |                                         |       |         |
|------------------------------------------------|-----------------------------------------|-------|---------|
| Item No.                                       | Company Name                            | Score | Status  |
| 1                                              | Sun Coast Electric and Networking, Inc. | 92.75 | awardee |
| 2                                              | Florida Electric, Inc.                  | 90.38 | awardee |
| 3                                              | Universal Electric, Inc.                | 88.63 | awardee |
| 4                                              | Metro Electrical Services, Inc.         | 86.88 | awardee |

Please note that the recommended awards to all vendors listed above are contingent upon approval by the City Commission.

Any protest related to the evaluation of proposals or the staff's recommendation of award must be submitted in writing. A Notice of Intent to Protest must be filed with the Procurement Services Division at [Veronica.McCrackin@talgov.com](mailto:Veronica.McCrackin@talgov.com) within seventy-two (72) hours (excluding weekends and holidays) after the posting of this Notice of Intended Decision – Recommendation of Award.

Refer to the Grievance Procedures outlined in the solicitation document for additional details.

**POSTING IS VALID FOR 72 CONSECUTIVE HOURS FROM THE DATE AND TIME STATED ABOVE, EXCLUDING SATURDAYS, SUNDAYS AND CITY HOLIDAYS.**

Corina Chiorescu  
Purchase Agent

Spencer B. Bowens  
Department



**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                      8.3 Approve Recommendation of Continuing  
Service Agreement Contracts for Citywide Fire  
Extinguishers and Fire Suppression Systems  
Inspections, Maintenance and Repairs (IFB-075-  
26-CC) -- Ubie Brantley, Facilities**

For more information, please contact: Ubie Brantley, Facilities, (850) 891-8491

***Statement of Issue***

This item seeks City Commission approval to award contracts for Citywide Fire Extinguishers and Fire Suppression Systems Inspections, Maintenance and Repair Services (IFB-075-26-CC), and authorize the City Manager, or designee, to execute contracts with the following companies:

- Advanced Fire Protection Services, Inc.
- Pye-Barker Fire & Safety, LLC
- R&R Fire and Safety Equipment, LLC

On June 12, 2026, Procurement issued an Invitation for Bid to solicit qualified, interested contractors for Citywide Fire Extinguishers and Fire Suppression Systems Inspections, Maintenance and Repair Services. The City issued the IFB seeking up to three responsive and qualified awardees in order to meet project demands and needs. Three bids were received.

***Recommended Action***

Option 1: Approve the recommendation of award and authorize the City Manager, or designee, to negotiate and execute contracts with Advanced Fire Protection Services, Inc., Pye-Barker Fire & Safety, LLC, and R&R Fire and Safety Equipment, LLC for Citywide Fire Extinguishers and Fire Suppression Systems Inspections, Maintenance and Repair Services.

***Fiscal Impact***

This action will not result in an immediate financial impact to the City. Funding will be provided from the approved operating or capital budgets at the time the service is procured.

## **Supplemental Material/Issue Analysis**

### ***History/Facts & Issues***

Historically, the City has awarded multiple continuing service agreement (CSA) contracts for citywide fire extinguishers and fire suppression systems inspections, maintenance and repair services to ensure there are sufficient vendors to meet the growing demand of projects that require these types of services. The existing fire extinguishers and fire suppression systems inspections, maintenance and repair service CSA contracts are expiring. In conjunction with Procurement, Facilities released an Invitation for Bids (IFB) on June 12, 2026. The solicitation closed on July 9, 2026 with three responses being received. Consistent with the solicitation requirements, the City is recommending that a contract be awarded for all three qualified responses which include:

- Advanced Fire Protection Services, Inc.
- Pye-Barker Fire & Safety, LLC
- R&R Fire and Safety Equipment, LLC

The initial term will be a 3-year contract with three 1-year renewals.

### ***Department(s) Review***

Procurement Services; Resource Management; City Attorney's Office

### ***Options***

1. Approve the recommendation of award and authorize the City Manager, or designee, to negotiate and execute contracts with Advanced Fire Protection Services, Inc., Pye-Barker Fire & Safety, LLC, and R&R Fire and Safety Equipment, LLC for Citywide Fire Extinguishers and Fire Suppression Systems Inspections, Maintenance and Repair Services.
2. Provide alternate direction.

### ***Attachments/References***

Attachment 1 - IFB-075-26-CC - Notice of Intent to Award

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                         |                               |                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-------------------------------|------------------------------------|
| <div>  <div> <div>NOTICE OF INTENT TO AWARD</div> <div>           Invitation to Bid No. and Title: IFB-075-26-CC Fire Extinguishers and Fire Suppression Systems Inspections, Maintenance and Repairs - Citywide<br/>           Bid Due Date and Time: July 9, 2026 - 2:30 PM<br/>           Purchasing Agent: Corina Chiorescu<br/>           Award Date: July 16, 2026         </div> </div> </div> |                                         |                               |                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1                                       | 2                             | 3                                  |
| VENDOR NAMES:<br><i>(from lowest to highest BID TOTAL)</i>                                                                                                                                                                                                                                                                                                                                                                                                                             | Advanced Fire Protection Services, Inc. | Pye-Barker Fire & Safety, LLC | R&R Fire and Safety Equipment, LLC |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                         |                               |                                    |
| <i>Responsive (Y/N)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Y                                       | Y                             | Y                                  |
| <i>Satisfies MWBE/DBE Goal (Y/N)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                   | N/A                                     | N/A                           | N/A                                |
| <i>Local Vendor Preference (Y/N)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                   | N/A                                     | Y                             | Y                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                         |                               |                                    |
| BID TOTAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$345,607.00                            | \$334,854.00                  | \$401,435.00                       |

|                                      |                                                                                                                |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------|
| Awarded Vendors:                     | Advanced Fire Portection Services, Inc.<br>Pye Barker Fire & Safety, LLC<br>R&R Fire and Safety Equipment, LLC |
| Purchasing Agent Signature:          | <i>Corina Chiorescu</i>                                                                                        |
| Department Representative Signature: | <i>Spencer B. Bowens</i>                                                                                       |

- Non-Responsive Reason Codes
- 1 - Late Bid
  - 2 - Did not provide MWBE documentation
  - 3 - Conditioned or Qualified their Bid
  - 4 - Failed to Submit Mandatory Documentation
  - 5 - Not Qualified or Licensed
  - 6 - Not Responsible (suspended, disbarred or in default)
  - 7 - Incomplete Response or Bid



**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                      8.4 Approve Recommendation to Award Contracts  
for Continuing Asphalt and Concrete Services  
(RFSQ 065-26-CPW) -- Rob McGarrah,  
Underground Utilities & Public Infrastructure**

For more information, please contact: Rob McGarrah, UUPI-General Manager, (850) 891-5109, or Tim Potter, Underground Utilities & Public Infrastructure (850) 891-5115

***Statement of Issue***

This item seeks City Commission approval to award contracts for continuing Asphalt and Concrete Services (RFSQ 065-26-CPW), and authorize the City Manager, or designee, to execute five-year term contracts with an option to extend for two, one-year extensions with the following firms: C.W. Roberts Contracting, Inc., Capital Asphalt, Inc., Davidson Contracting Corp., North Florida Asphalt, Inc., Peavy and Son Construction Co., Inc., Pigott Asphalt and Sitework, LLC., and Stewart Concrete, LLC. Based on the City's current volume of work for asphalt milling and in-place asphalt paving, asphalt utility patching, and concrete flatwork services, executing contracts with these seven responsive and qualified bidders will ensure asphalt and concrete services are met in a timely and cost-effective manner.

***Recommended Action***

Option 1: Approve recommendation to award contracts for continuing Asphalt and Concrete Services (RFSQ 065-26-CPW), and authorize the City Manager, or designee, to execute five-year term contracts, with an option to extend services for two, one-year extensions with the following firms: C.W. Roberts Contracting, Inc., Capital Asphalt, Inc., Davidson Contracting Corp., North Florida Asphalt, Inc., Peavy and Son Construction Co., Inc., Pigott Asphalt and Sitework, LLC., and Stewart Concrete, LLC.

***Fiscal Impact***

Approval of these contracts establishes the basis of services to be provided by the selected firms, but does not authorize any work or obligate the City to award work or expend funds. Collectively, spending under these contracts is estimated at \$6 million per year and funded from appropriations in the Underground Utilities & Public Infrastructure Five-Year Capital Improvement Plan.

## Supplemental Material/Issue Analysis

### *History/Facts & Issues*

Through the City's Pavement Management Program, Underground Utilities & Public Infrastructure (UUPI) is responsible for maintaining approximately 680 centerline miles of streets throughout the City. Historically, this maintenance has been performed through a mixed approach, with certain activities, such as milling, resurfacing, and micro-surfacing, performed by contractors, while other activities, including pothole repairs, utility cut repairs, and very small-scale resurfacing, are performed by UUPI crews. To improve the timeliness of utility patch repairs and allow City crews to place greater emphasis on pothole response and other priority maintenance activities, UUPI plans to utilize contractors for utility patching on an as-needed basis. This approach will provide additional flexibility to address fluctuating workloads and repair demands while reducing the amount of time utility-related pavement cuts remain in an unfinished condition. It will also allow UUPI crews to focus their available resources on activities that require a rapid response or are more effectively performed with City forces.

Similarly, UUPI's concrete staff is responsible for maintaining a sidewalk network exceeding 470 miles in length, as well as curb and gutter systems bordering the majority of the City's roadways. Maintenance activities include the repair and replacement of deteriorated sidewalks, curbs, gutters, and other concrete infrastructure as needed. These facilities are subject to deterioration from age, weather, vegetation, utility work, drainage conditions, and normal pedestrian and vehicular use.

The scale of the City's pavement and concrete infrastructure creates an ongoing demand for maintenance and repair. UUPI must continually balance routine maintenance, emergency repairs, citizen service requests, and planned infrastructure improvements while working with available staffing resources. Utilizing contractors for selected work activities will provide an additional tool for managing this workload and responding to maintenance needs in a timely and cost-effective manner.

With this goal in mind, RSFQ 065-26-CPW was released in order to establish a pool of qualified contractors capable of providing pavement and concrete maintenance services on an as-needed basis. The solicitation is intended to provide the City with readily available contracting resources to supplement UUPI's existing workforce and respond efficiently to fluctuations in maintenance demand. Establishing a qualified contractor pool will allow UUPI to assign appropriate work based on the size, scope, complexity, and urgency of individual repairs. This approach will provide greater flexibility in addressing utility patches, pavement repairs, sidewalk and curb work, and other related infrastructure maintenance needs while maintaining the City's ability to prioritize work performed by its in-house crews. The use of qualified contractors is also expected to improve response times, reduce the backlog of

maintenance activities, and provide additional capacity during periods of increased workload. Work will be authorized on an as-needed basis, allowing the City to utilize the contractor pool when sufficient in-house resources are not available or when contracting provides the most efficient means of completing the required work.

### ***Department(s) Review***

Procurement Services

### ***Options***

1. Approve recommendation to award contracts for continuing Asphalt and Concrete Services (RFSQ 065-26-CPW), and authorize the City Manager, or designee, to execute five-year term contracts, with an option to extend services for two, one-year extensions with the following firms: C.W. Roberts Contracting, Inc., Capital Asphalt, Inc., Davidson Contracting Corp., North Florida Asphalt, Inc., Peavy and Son Construction Co., Inc., Pigott Asphalt and Sitework, LLC., and Stewart Concrete, LLC.

2. Do not approve the recommendation to award contracts and provide alternate direction to staff.

### ***Attachments/References***

Attachment 1 - Notice of Intent to Award (RFSQ-065-26-CPW)



## Notice of Intent to Award

### Award by Service Category

|                           |                             |                         |           |
|---------------------------|-----------------------------|-------------------------|-----------|
| <b>Solicitation No.</b>   | <b>RFSQ-065-26-CPW</b>      | <b>Decision Date</b>    | 7/31/2026 |
| <b>Solicitation Title</b> | Asphalt & Concrete Services | <b>NOI Posting Date</b> | 8/3/26    |

**Approval Statement:** Based on the evaluation record and the category-specific responsiveness, responsibility, and qualification determinations, the committee recommends approval for multiple awards to the firms marked below, limited to the service categories indicated.

| Respondent / Contractor                     | Final Evaluation Score | Asphalt Milling and Paving | Flatwork Concrete | Asphalt Patching | Category Conditions / Notes                                                    |
|---------------------------------------------|------------------------|----------------------------|-------------------|------------------|--------------------------------------------------------------------------------|
| <b>C.W. Roberts Contracting, Inc.</b>       | 88.30                  | YES                        | YES               | YES              | FDOT Certificate provided                                                      |
| <b>North Florida Asphalt, Inc.</b>          | 86.60                  | YES                        | YES               | YES              | FDOT Certificate provided                                                      |
| <b>Davidson Contracting Corp</b>            | 86.20                  | YES                        | YES               | YES              | FDOT Certificate provided                                                      |
| <b>Peavy and Son Construction Co., Inc.</b> | 85.10                  | YES                        | YES               | YES              | FDOT Certificate provided                                                      |
| <b>Pigott Asphalt and Sitework, LLC</b>     | 68.50                  | YES                        | YES               | YES              | FDOT Certificate provided                                                      |
| <b>Stewart Concrete, LLC</b>                | 67.80                  | NO                         | YES               | NO               | FDOT certificate not provided for Asphalt Milling/Paving and Asphalt Patching. |
| <b>Capital Asphalt Inc.</b>                 | 67.40                  | YES                        | YES               | YES              | FDOT Certificate provided                                                      |

**BID PROTEST:** For protest related to the evaluation of proposals or staff recommendation of award, a written notice of intent to protest must be filed with Procurement Services Division at [Veronica.McCrackin@talgov.com](mailto:Veronica.McCrackin@talgov.com) within 72 hours (excludes weekends and holidays) after posting of the Notice of Intended Decision-Recommendation of Award and a written protest must be filed with Procurement Services Division at the aforementioned email address no later than 5:00 p.m. Eastern Time, on the seventh (7<sup>th</sup>) calendar day following the date on which the written notice of intent to protest was filed. (See Grievance Procedures of the foregoing solicitation for more details)

POSTING IS VALID FOR 72 CONSECUTIVE HOURS FROM THE DATE AND TIME STATED ABOVE,  
EXCLUDING SATURDAYS, SUNDAYS AND CITY HOLIDAYS.

**Certification and Approval**

I certify that the award selections identified above accurately reflect the final determination for this solicitation.



Carolynn P. Wilhite/ Senior Purchasing Agent 8/3/26

Authorized Signature

Printed Name / Title

Date

**Department Approval:**



Jennifer Magavero, Operations & Maint Manager 8/3/26

Signature

Printed Name / Title

Date



**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                      8.5 Authorization Negotiate and Execute an  
Amendment to the Contract for the Southeast  
Farm Operation and Management Services -- Rob  
McGarrah, Underground Utilities & Public  
Infrastructure**

For more information, please contact: Rob McGarrah, General Manager, Underground Utilities & Public Infrastructure, (850) 891-5109, or Andrew Platt, Underground Utilities & Public Infrastructure, (850) 891-6148

***Statement of Issue***

This agenda item seeks City Commission approval of an amendment to the existing contract with J.L. Morgan & Sons, Inc. for operation and management services at the Southeast Farm (SEF), establishing an initial five-year term with an option to renew for an additional five years if an evaluation of the farming operation and regulatory requirements determines the renewal is in the City's best interest. The SEF is a critical component of the City's wastewater treatment system and requires specialized agricultural management to comply with Florida Department of Environmental Protection permit requirements. Morgan has successfully managed the SEF under these unique operational and regulatory conditions for more than 28 years and remains the only qualified provider identified through the City's procurement and market outreach efforts.

***Recommended Action***

Option 1: Authorize the City Manager, or designee, to negotiate and execute an amendment to Contract No. 5161 with J.L. Morgan and Sons, Inc. for Southeast Farm Operation and Management Services, at a fixed annual price of \$195,000 for an initial term of five years commencing October 17, 2026, with an option to renew for an additional five years.

***Fiscal Impact***

Total funding required for the initial five-year term and optional five-year extension is \$1,950,000, payable in quarterly installments over the ten-year period. The annual cost remains unchanged from the City's current agreement with J.L. Morgan & Sons, Inc.

## **Supplemental Material/Issue Analysis**

### ***History/Facts & Issues***

The City of Tallahassee beneficially reuses reclaimed water from the Thomas P. Smith Water Reclamation Facility (TPS) through agricultural irrigation at the 3,860-acre Southeast Farm (SEF), a Florida Department of Environmental Protection (FDEP)-permitted slow-rate land application system. The majority of reclaimed water is applied through center-pivot irrigation systems to non-edible crops and vegetative cover, supporting the beneficial reuse of reclaimed water while minimizing impacts to natural resources.

The FDEP operating permit requires the SEF to maximize nitrogen removal through crop production while prohibiting the use of supplemental fertilizer. These permit requirements create unique agricultural and operational challenges that require specialized expertise in crop selection, rotation, harvesting, and farm management under low-nutrient reclaimed water irrigation conditions.

Agricultural operations at the SEF began in the early 1980s under a lease arrangement with private farming operators. J. L. Morgan & Sons, Inc. (Morgan) was awarded the lease in 1997. Following a 2005 settlement agreement related to the protection of Wakulla Springs, the City's permit requirements became more restrictive, including lower nutrient concentrations in reclaimed water and prohibitions on fertilizer use and livestock grazing. As a result, the City transitioned from a lease arrangement to a professional services contract for specialized farm management. Morgan was awarded the initial contract in 2008 and, due to its demonstrated expertise operating the SEF under these unique conditions, the contract was extended in 2013.

In 2016, the City competitively solicited Southeast Farm operation and management services and conducted outreach to encourage participation from qualified firms. Despite these efforts, Morgan was the only respondent, and the City entered into a new five-year contract. In 2021, after additional market outreach identified no other qualified providers capable of meeting the SEF's specialized operational and regulatory requirements, the City entered into a new five-year sole-source contract with Morgan (Contract No. 5161).

This agenda item proposes amending the current agreement to establish an initial five-year term commencing October 17, 2026, with an option for one additional five-year renewal term. Prior to the expiration of the initial five-year term, the City will evaluate the farming operation and regulatory requirements to determine whether renewal is in the City's best interest. If the City elects to exercise the renewal option, the agreement will continue for an additional five-year term, unless otherwise modified or terminated in accordance with the Agreement. If the renewal term is exercised, the City will conduct a market analysis prior to its expiration to evaluate the availability of qualified providers and determine the appropriate next contracting course of action.

***Department(s) Review***

Procurement Services

***Options***

1. Authorize the City Manager, or designee, to negotiate and execute an amendment to Contract No. 5161 with J.L. Morgan and Sons, Inc. for Southeast Farm Operation and Management Services, at a fixed annual price of \$195,000 for an initial term of five years commencing October 17, 2026, with an option to renew for an additional five years.
2. Provide staff with alternate direction.

***Attachments/References***

None



**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                    9.1 (PREVIOUSLY ITEM 8.1) Approval of the 2027  
City Commission Meeting Schedule -- Reese Goad,  
City Manager**

|                    |                                                                       |
|--------------------|-----------------------------------------------------------------------|
| Category           | Consent                                                               |
| Fiscal Impact      | No                                                                    |
| Recommended Action | Option 1: Approve the proposed 2027 City Commission meeting schedule. |

For more information, please contact: Jessica Miller, (850) 891-8328

***Statement of Issue***

The City Commission annually adopts a schedule for its regular meetings to be held in the upcoming calendar year. In developing the proposed City Commission meeting schedule, the following items were considered.

- Leon County School 2026-2027 calendar
- 2027 Holidays and City holiday schedule
- Proposed BPIA, CRA and CRTPA Board meeting dates
- Tentative conference dates and potential travel

The proposed 2027 City Commission meeting schedule includes 12 regular meetings throughout the year, three workshops, City Commission retreat in January and a total of five public budget discussions, including two public hearings in September. Once these dates have been finalized, an updated meeting schedule will be distributed for planning purposes.

***Recommended Action***

Option 1: Approve the proposed 2027 City Commission meeting schedule.

***Fiscal Impact***

None

***Options***

1. Approve the proposed 2027 City Commission meeting schedule.

***Attachments/References:***

1. Attachment 1 - Proposed 2027 City Commission Meeting Schedule



**DRAFT**

## 2027 CITY COMMISSION MEETING SCHEDULE

| <u>Month/Date</u>         | <u>Time</u> | <u>Purpose</u>                  |
|---------------------------|-------------|---------------------------------|
| <b>January</b>            |             |                                 |
| 13                        | 9:00        | City Commission Retreat         |
| 13                        | 3:00        | City Commission Meeting         |
| <b>February</b>           |             |                                 |
| 17                        | 1:00        | City Commission Budget Workshop |
| 17                        | 3:00        | City Commission Meeting         |
| <b>March</b>              |             |                                 |
| 10                        | 3:00        | City Commission Meeting         |
| <b>April</b>              |             |                                 |
| 14                        | 1:00        | City Commission Budget Workshop |
| 14                        | 3:00        | City Commission Meeting         |
| <b>May</b>                |             |                                 |
| 12                        | 3:00        | City Commission Meeting         |
| <b>June</b>               |             |                                 |
| 9                         | 1:00        | City Commission Budget Workshop |
| 9                         | 3:00        | City Commission Meeting         |
| <b>July – no meetings</b> |             |                                 |
| <b>August</b>             |             |                                 |
| 25                        | 3:00        | City Commission Meeting         |
| <b>September</b>          |             |                                 |
| 8                         | 3:00        | City Commission Meeting         |
| 22                        | 3:00        | City Commission Meeting         |
| <b>October</b>            |             |                                 |
| 20                        | 3:00        | City Commission Meeting         |
| <b>November</b>           |             |                                 |
| 3                         | 3:00        | City Commission Meeting         |
| <b>December</b>           |             |                                 |
| 8                         | 3:00        | City Commission Meeting         |





**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                    10.1 Approval of City Manager Employment Agreement -- Mayor and City Commission**

|                    |                                                                                                                                                                                                   |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Category           | City Commission Items                                                                                                                                                                             |
| Fiscal Impact      | Yes                                                                                                                                                                                               |
| Dollar Amount      | \$317,000.00                                                                                                                                                                                      |
| Budgeted           | Yes                                                                                                                                                                                               |
| Budget Source      | Executive Services                                                                                                                                                                                |
| Recommended Action | Option 1: Approve the proposed employment agreement with Dr. Karen Jumonville for the position of City Manager and authorize the Mayor to execute the agreement on behalf of the City Commission. |

***Statement of Issue***

On April 28, 2026, City Manager Reese Goad announced his retirement, effective September 30, 2026, or upon the selection of the next City Manager. At its May 15, 2026, meeting, the City Commission authorized staff to initiate a nationwide recruitment process and approved engaging S. Renée Narloch & Associates to conduct the search.

S. Renée Narloch & Associates developed a candidate profile based on individual meetings with the Mayor and each City Commissioner. Using this profile, the recruiter conducted a nationwide search, resulting in 37 applications from 9 states and the District of Columbia. Following candidate screening, preliminary interviews, and public-record searches, the recruiter recommended three candidates for consideration. At its August 26, 2026, meeting, the City Commission received the recommendation and directed staff to move forward with interviews and public engagement for three candidates.

On September 1, 2026, the Mayor and each City Commissioner conducted individual interviews with the candidates, followed by a public meet-and-greet at Parkview at Cascades. On September 2, 2026, the candidates participated in public interviews and presentations before the City Commission. Following the interviews and public deliberation, the City Commission selected Dr. Karen Jumonville to serve as the next City Manager and directed the Mayor to negotiate an employment agreement for ratification at its September 9, 2026, meeting. Dr. Jumonville currently serves as the City's Deputy City Manager and previously served as the City's Assistant City Manager and Growth Management Director.

This item seeks approval of the proposed employment agreement with Dr. Karen Jumonville for the position of City Manager and authorization for the Mayor to execute the agreement on behalf of the City Commission.

### ***Recommended Action***

Option 1: Approve the proposed employment agreement with Dr. Karen Jumonville for the position of City Manager and authorize the Mayor to execute the agreement on behalf of the City Commission.

### ***Fiscal Impact***

\$317,000

## **Supplemental Material/Issue Analysis**

### ***History/Facts & Issues***

The City Manager is one of four Appointed Officials designated by the City Charter. The City Manager serves as the administrative head of the municipal government and reports directly to the City Commission. The City Manager is responsible for the proper administration of the City's affairs, including supervising and directing internal operations, appointing and removing employees, overseeing public safety services, preparing and administering the operating and capital budgets, serving as the City's purchasing agent, making policy recommendations, and carrying out the policies and direction of the City Commission.

On April 28, 2026, City Manager Reese Goad announced his retirement, effective September 30, 2026, or upon the selection of the next City Manager. City Manager Goad was appointed Interim City Manager on November 8, 2017, and City Manager on September 17, 2018.

At its May 15, 2026, City Commission meeting, the City Commission authorized staff to initiate a nationwide recruitment process and approved engaging S. Renée Narloch & Associates to conduct the nationwide search. The recruitment process included reviewing organizational and position information, meeting individually with the Mayor and each City Commissioner, developing a candidate profile, conducting nationwide advertising and direct recruitment, screening applicants, conducting preliminary interviews, and reviewing publicly

available records.

The recruiter received 37 applications from nine states and the District of Columbia, including 13 current or former city and county managers and five deputy or assistant city managers. Following candidate screening, preliminary interviews, and public-record searches, the recruiter recommended three candidates for consideration. At its August 26, 2026, meeting, the City Commission received the recommendation and directed staff to move forward with interviews and public engagement for three candidates.

On September 1, 2026, the Mayor and City Commissioners conducted individual interviews with the candidates. The candidates also participated in a public meet-and-greet at Parkview at Cascades.

On September 2, 2026, the candidates participated in public interviews and presentations before the City Commission. Following the interviews and public deliberation, the City Commission selected Dr. Karen Jumonville to serve as the next City Manager and directed the Mayor to negotiate an employment agreement for ratification at the Commission's September 9, 2026, meeting. Dr. Jumonville currently serves as the City's Deputy City Manager and previously served as the City's Assistant City Manager and Growth Management Director.

The proposed employment agreement is based on the contracts used for all City Appointed Officials. The proposed agreement provides for:

- A salary of \$317,000
- 20 weeks of severance pay, as authorized by Section 215.425, Florida Statutes
- A \$1,000 monthly automobile allowance
- A City contribution to a 457 retirement account
- Termination provision that the City Manager may only be removed upon the affirmative vote of a two-thirds majority of the City Commission (the same as the City's Inspector General's employment terms)
- The initial term will commence on October 1, 2026 and end on September 30, 2031.

This item seeks approval of the proposed employment agreement with Dr. Karen Jumonville for the position of City Manager and authorization for the Mayor to execute the agreement on behalf of the City Commission.

### ***Options***

1. Approve the proposed employment agreement with Dr. Karen Jumonville for the position of City Manager and authorize the Mayor to execute the agreement on behalf of the City Commission.
2. Do not approve the proposed employment agreement with Dr. Karen Jumonville for the position of City Manager and provide Commission direction.

### ***Attachments/References:***

## 1. Attachment 1 - K Jumonville Agreement - Proposed

## **CITY MANAGER EMPLOYMENT AGREEMENT**

This agreement made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between the City of Tallahassee, Florida, a municipal corporation, hereinafter called the “City” as party of the first part and Karen Jumonville, hereinafter called “Employee,” as party of the second part, both of whom understand as follows:

### **WITNESSETH**

WHEREAS, the City desires to employ the services of Karen Jumonville as City Manager of the City of Tallahassee as provided by Section 24 of the Charter of the City of Tallahassee; and,

WHEREAS, it is the desire of the governing body of the City of Tallahassee, hereinafter called the “City Commission” to provide certain benefits, to establish certain conditions of employment, and to establish working conditions of said Employee; and;

FURTHER WHEREAS, Employee desires to accept the employment as City Manager of the City of Tallahassee in lieu of other employment opportunities available to her.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

### **Section 1. Duties**

The City agrees to employ Karen Jumonville as City Manager of the City of Tallahassee, to perform the functions and duties specified in the City Charter and the Code of Ordinances, and to perform such other legally permissible and proper duties and functions as the City Commission shall from time to time assign.

## **Section 2. Term**

The Employee agrees to be available for work full time no later than October 1, 2026, which shall be deemed the Employment Date. The term of this Agreement shall be for an initial period of five (5) years commencing on the Employment Date and ending five (5) years later, which shall be the Initial Term. This Agreement shall be automatically renewed at the expiration of the Initial Term for an additional two (2) years unless notice that the Agreement shall not be renewed is given by the City or by the Employee at least six (6) months before the expiration of the Initial Term. Successive renewal terms of two (2) years each will commence automatically upon the expiration of the prior renewal term unless terminated in the same manner as provided in the Initial Term or otherwise terminated in accordance with the provisions of this Agreement. In the event the Agreement is not renewed, all compensation, benefits and requirements of this Agreement shall remain in effect until the expiration of the Initial Term or any renewal unless Employee voluntarily resigns, subject to the provision set forth in Section 4.

This Agreement shall be effective upon its execution by both parties, and the Employee shall report for duty as City Manager of the City of Tallahassee not later than October 1, 2026.

## **Section 3. Termination and Severance Pay**

- A. The Employee may only be removed upon the affirmative vote of a two-thirds majority of the City Commission. In the event the Employee is terminated from employment during the term of this Agreement and the Employee is able to perform the duties of City Manager, a termination of convenience, then in that event the City agrees to Employee severance pay as provided herein. However, in the event the Employee is terminated because of conviction of any illegal act involving personal gain or misconduct as defined in Florida Statutes, Section 443.036(29), then, the City shall have no obligation to pay severance designated in this section. The City shall provide the Employee with two (2) months' notice of termination and allow the Employee appropriate time and opportunity to seek alternative employment during the notice

- period. The City may at its option, pay salary and benefits in lieu of all or a portion of the notice period.
- B. If the Employer, citizens or legislature acts to amend any provisions of the charter, code, or other enabling legislation pertaining to the role, powers, duties, authority, or responsibilities of the Employee's position that materially changes the role, powers, duties, authority, and responsibilities of the office of City Manager, the Employee shall have the right to declare that such amendments constitute termination. She shall do so in writing. Any action to declare this Agreement terminated for reasons set forth in this paragraph B. shall be made within sixty (60) days of the effective date of any such change or amendment and shall be deemed a termination for convenience.
- C. If the City, at any time during the employment of said Employee, reduces the salary or other financial benefits of Employee in greater percentage than an applicable across-the-board reduction for all City employees, or in the event the City refuses, following written notice, to comply with any other provision benefiting Employee herein, then in that event, the Employee may at her option be deemed to be "terminated" at the date of such reduction or such refusal to comply for purposes of severance pay provision provided herein.
- D. In event of termination as provided in A., B., or C. above, and in keeping with Florida Statutes, Section 215.425, the Employee shall be entitled to twenty (20) weeks salary and benefits. Severance pay shall not be provided should the Employee be terminated for misconduct, as defined in Florida Statutes, Section 443.036(29), by the City. The benefits provided as a part of separation shall be those benefits that the Employee has at the time of separation but shall not include the provision of an automobile or automobile allowance, nor shall it include the payment of IRS 457 contributions or continued accrual of sick or personal leave. The twenty (20) weeks salary and benefits shall be an entitlement accrued under conditions referenced herein and shall be paid without regard to whether the Employee has secured other comparable employment.

- E. Upon the approval of a written separation agreement that would provide for a voluntary resignation by the Employee, the resignation shall be effective upon the effective date of such written agreement. A separation pursuant to this section shall be characterized in all respects as a voluntary resignation and, for the purpose of this Agreement, to be deemed a termination for convenience.

#### **Section 4. Resignation**

In the event the Employee voluntarily resigns her position with the City, the Employee shall provide a minimum of thirty (30) days' notice unless the City and the Employee agree otherwise.

#### **Section 5. Salary**

The City agrees to pay the Employee for her services rendered pursuant hereto at a beginning base salary of \$317,000.00. The City agrees to increase said base salary and/or other benefits of Employee (as allowable by law) in such amounts and to such an extent that the City Commission may determine that it is desirable to do so on the basis of an annual salary review of said Employee made at the same time as similar consideration is given generally.

#### **Section 6. Automobile Allowance**

The Employee shall receive an automobile allowance of \$1,000.00 per month, intended to compensate the Employee for the use of her personal vehicle in connection with the performance of the Employee's work and other related employment duties. The monthly automobile allowance shall increase by \$50.00 on each anniversary of the Employment Date.



## **Section 7. General Expenses**

The City recognizes that certain expenses of a non-personal and generally job-affiliated nature are incurred by Employee and hereby agrees to reimburse or to pay said general expenses, and the Director of Financial Services is hereby authorized to approve disbursement of such monies upon receipt of duly executed expense or petty cash voucher, receipts, statements, or personal affidavits. Nothing in this paragraph shall prevent the City Commission from decreasing the amount budgeted for such purposes provided that such decrease is the result of across-the-board budget cuts applicable to all executive management employees.

## **Section 8. City of Tallahassee Pension Plan**

The Employee shall be covered by the normal City Pension Plan.

## **Section 9. Deferred Compensation**

The City agrees to execute appropriate documents as necessary for the establishment, implementation, and payment of a deferred compensation program for the Employee in accordance with this Section. The City will contribute on behalf of the Employee into an IRS 457 account the maximum amount annually allowable under the Internal Revenue Code. Such contributions shall be made throughout the year in twenty-six (26) equal payments, commencing on the effective date of this Agreement. The contributions payable pursuant to this Section shall be considered as base salary for determining Employee's pension benefits at the time of her retirement pursuant to the City Retirement System, as referenced in Section 8 above.

## **Section 10. Other Benefits**

Except as specifically provided for herein, the Employee shall be provided at least the same benefits provided to executive management staff of the City.

## **Section 11. Performance Evaluations**

The City will evaluate the performance of the Employee each year. This review and evaluation shall follow criteria and procedures determined by the City Commission. The parties agree that the primary purpose of such evaluation is to facilitate open and frank discussion, define roles and expectations, identify performance strengths and weaknesses, and to provide an opportunity for the Employee to take affirmative action to address weaknesses and areas needing improvement.

## **Section 12. Other Terms and Conditions of Employment**

The City Commission shall fix any such other terms and conditions of employment as it may determine from time to time, relating to the performance of the Employee, provided such terms and conditions are not inconsistent with or in conflict with the terms of this Agreement, the City Charter, and any other law.

All provisions of the City Charter and Code, and regulations and rules of the City relating to vacation and sick leave, retirement and pension system contributions, holidays, and other fringe benefits and working conditions as they now exist or hereafter may be amended, also shall apply to the Employee as they would to other executive management level employees of the City in addition to said benefits enumerated specifically for the benefit of the Employee, except as herein provided.

The Employee shall be entitled to receive the same vacation and sick leave benefits as are accorded other executive management employees, including provisions governing accrual and payment thereof on termination of employment.

### **Section 13. General Provisions**

The text herein shall constitute the entire Agreement between the parties.

This Agreement shall be binding upon and inure to the Benefit of the heirs at law and executors of Employee.

This Agreement shall become effective upon its execution.

If any provision or any portion thereof, contained in this Agreement is held to be unconstitutional, invalid, or unenforceable, the remainder of this Agreement or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

No alteration, modification or amendment of this Agreement shall be effective unless contained in writing, executed between the Employee and the City.

In the event of a dispute relating to this Agreement, the prevailing party shall be entitled to all costs, disbursements and attorneys' fees incurred in enforcing this Agreement.

IN WITNESS WHEREOF, the City of Tallahassee has caused this Agreement to be signed and executed on its behalf by its Mayor and duly attested by the City Treasurer-Clerk, and the Employee has signed and executed this Agreement, both in duplicate, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Karen Jumonville, Employee

\_\_\_\_\_  
John Dailey, Mayor

\_\_\_\_\_  
Witnesses:

\_\_\_\_\_  
James O. Cooke, IV  
City Treasurer-Clerk

\_\_\_\_\_  
Witnesses:

APPROVED AS TO FORM:

\_\_\_\_\_  
Amy Toman  
City Attorney



**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                    11.1 Introduction of Ordinance 26-Z-12; Proposed Amendment to the Official Zoning Map for 3.75 Acres Located On The West Side Of Paul Russell Road Approximately 150 Feet North of the Intersection With Paul Russell Road and Orange Avenue East To Change the Zoning Classification from the Critical Planning Area (CPA) Zoning District to the Paul Russell Road Right-Of-Way Abandonment Planned Unit Development (PUD) Zoning District; Public Hearing Scheduled for October 21, 2026 -- Mike Alfano, Planning**

For more information, please contact: Marcus Lloyd, Senior Planner, (850) 891-6400

***Statement of Issue***

The application is for an amendment to the Official Zoning Map from the Critical Planning Area (CPA) Zoning District to the Planned Unit Development (PUD) Zoning District. The subject site is 3.75 acres, located on the western side of Paul Russell Road between Orange Avenue and Monday Road, and within the northwest quadrant of the Southeast Sector Plan (SESP). The PUD proposes to implement the SESP's Medium Density Residential district (4-20 units/acre).

The agent is listed as Moore Bass Consulting, Inc. The optionee is listed as CEIBA Groupe LLC, who has an agreement to purchase the property, which is currently right-of-way owned by the City of Tallahassee. The proposed ordinance, including a location map, is included as Attachment 1.

This matter is a quasi-judicial proceeding. Any ex-parte communications must be disclosed in accordance with the procedure set out in City of Tallahassee Resolution No. 95-R-54. To access Ex Parte Disclosures related to this agenda item, if any, please visit the following web portal: <https://clerkpav.talgov.com/exparte/qssearch/>

For any assistance with accessing or requesting copies of Ex Parte records, please contact the City Treasurer-Clerk's Office, Records Division at (850) 891-8130 during business hours.

### ***Recommended Action***

Option 1: Introduce Ordinance No. 26-Z-12 and set the first and only public hearing for October 21, 2026.

### ***Fiscal Impact***

Staff time required to process the rezoning and costs associated with local and state advertising requirements.

## **Supplemental Material/Issue Analysis**

### ***History/Facts & Issues***

**Original Zoning:** Prior to adoption of the *City of Tallahassee Zoning, Site Plan and Subdivision Regulations* in 1992, the parcel was zoned A-2. The A-2 district allowed normal agricultural activities, outdoor recreational activities, certain resource development activities and other uses compatible with agricultural uses.

**1992:** The City of Tallahassee rezoned the subject property from A-2 to MU-A pursuant to the adoption of the revised Tallahassee-Leon County Comprehensive Plan in 1990.

**November 1997:** The City of Tallahassee implemented "Site Specific Zoning" and rezoned from Mixed Use-A to Critical Planning Area (CPA).

**July 13, 2026:** The Development Review Committee (DRC) reviewed the proposed PUD and voted (5-0) to recommend approval with conditions.

**August 26, 2026:** The City Commission held a public hearing for the proposed abandonment of the right-of-way located on the subject site that served as the former portion of Paul Russell Road. The City Commission voted to approve Resolution 26-R-23, abandoning the former portion of right-of-way.

**September 1, 2026:** The Tallahassee-Leon County Planning Commission voted 6-0 to find Ordinance 26-Z-12 consistent with the comprehensive plan and recommend the City Commission adopt it.

**October 21, 2026:** The City Commission is scheduled to hold the first and only public hearing on Ordinance 26-Z-12.

### Summary of Application

The proposed rezoning is intended to implement the Medium Density Residential district (allows a range of 4 to 20 dwelling units per acre) of the SESP. The total site area is approximately 3.75 acres, located in the northwest quadrant of the SESP. The adjoining property is within the English Property PUD. The proposed PUD is intended to be integrated with the adjacent English Property PUD, which also implements the SESP's Medium Density Residential district. The proposed PUD seeks to establish the same district so that the two sites can be developed as a single, integrated site under the same SESP land use district.

The subject property is on the west side of Paul Russell Road, between Orange Avenue and Monday Road. Parcel ID: 3108204020000 is currently owned by the City of Tallahassee and used as a stormwater facility. To the north of this parcel is a portion of right-of-way that used to be part of Paul Russell Road that is no longer in use following the construction of Orange Avenue. This right-of-way is in the process of being abandoned so that the property can be developed. The proposed abandonment public hearing is scheduled to be heard by the City Commission at the August 26th City Commission meeting.

The subject property is currently zoned CPA, which is an interim zoning district within PD areas until a PUD is adopted and implemented. A PUD is required for this property to have an implementing zoning district.

### Public Notification & Response

The application requires City Commission action. This request was noticed and advertised in accordance with the provisions of the Tallahassee Land Development Code. The Planning Department mailed 522 notices to all owners and tenants within 1,000 feet of the site. Notices were also mailed to following Homeowner/Neighborhood Association: Diamondhead HOA, La Verde HOA and Oak Hammock HOA. To date, the Planning Department has received no public inquiries regarding the proposed Planned Unit Development (PUD) application.

### ***Options***

1. Introduce Ordinance No. 26-Z-12 and set the first and only public hearing for October 21, 2026.
2. Do not introduce Ordinance No. 26-Z-12 and do not set a public hearing date.
3. Provide staff alternative direction.

***Attachments/References***

Attachment 1 - Proposed Ordinance Ordinance 26-Z-12 and Location Map



**ORDINANCE NO. 26-Z-12**

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE; LOCATED ON 3.75 ACRES LOCATED ON THE WEST SIDE OF PAUL RUSSELL ROAD APPROXIMATELY 150 FEET NORTH OF THE INTERSECTION WITH PAUL RUSSELL ROAD AND ORANGE AVENUE EAST, ON THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE CHANGING THE ZONING CLASSIFICATION OF LAND FROM CRITICAL PLANNING AREA (CPA) TO PAUL RUSSELL ROAD RIGHT-OF-WAY ABANDONMENT PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE, FLORIDA, AS FOLLOWS:

**SECTION 1:** That the part or area of the City of Tallahassee as described on Exhibit A, attached hereto, be and is hereby changed from Critical Planning Area (CPA) zoning district and hereby designated and established as the Paul Russell Road Right-of-Way Abandonment Planned Unit Development (PUD) on the official zoning map of the City of Tallahassee adopted and established by the City Commission.

**SECTION 2.** The application of the owners of the above-described property for PUD Concept Plan is hereby granted, approved and determined to be consistent with the Tallahassee-Leon County Comprehensive Plan. The approval is subject to the following conditions:

**Planning Conditions:**

1. Policy 10.1.1 (E) of the SESP requires that developments comply with applicable affordable housing and inclusionary housing ordinances. The applicant shall revise the Paul Russell Road ROW Abandonment PUD document, in the appropriate section, to include language stating that the Paul Russell Road ROW Abandonment PUD will comply with the City of Tallahassee Inclusionary Housing Ordinance No. 04-0-90-AA or its equivalent at time of final permitting.

**Growth Management Conditions:**

**Environmental Management:**

2. The Stormwater section shall be revised to include references to the applicable portions of TLDC Section 5-86 for stormwater management requirements. It is also recommended to clarify if the stormwater facility will be publicly or privately maintained.

3. The Stormwater section shall be revised to add general language regarding how and where stormwater management will be provided for the future MDR development.

#### Sign Code

4. A statement shall be added that all development will adhere to signage standards outlined in Sec. 7-62, TLDC.
5. A sign plan shall be included or add a statement that states that the PUD will follow Sec. 7-62, TLDC.

#### Subdivision and Site Plans

6. A statement shall be added that all future subdivisions within the PUD will be in accordance with Chapter 9 of the TLDC.

#### Zoning:

7. The land use plan description on page 9 states that “the location and configuration of land use districts as indicated in Figure 4 are conceptual, approximate, and may be adjusted based on market conditions or other factors.” This shall be revised to state this process would be amended in accordance with Sec. 10-165 through a PUD amendment.
8. Page 11 outlines permitted uses for the MDR district. Off street parking standards for neighborhood scale commercial, as well as the other uses, shall be included in a parking section rather than the district intent. Otherwise, a statement that parking will align with Sec. 10-357, TLDC, shall be added.
9. The minimum lot sizes listed for the MDR districts are inconsistent with the maximum densities listed for these respective districts. Lot or site area standards shall be removed from the district tables and instead include a note to the districts table stating that lot sizes may not exceed the maximum density of the district, unless cluster subdivisions are proposed and are in accordance with Sec. 10-426, TLDC.
10. Stormwater facilities shall align with Sec. 10-411 for earthwork disturbances, and a reference to these standards shall be incorporated into the PUD.
11. The PUD shall be revised to include a statement that all development must adhere to buffer standards outlined in Sec. 10-177, TLDC.
12. It is recommended to consolidate statements regarding parking amount and location requirements, earthwork disturbances, and landscaping requirements under one section within the “Transportation, Stormwater, Infrastructure, and Utilities” Section on page 9.

#### Public Infrastructure Engineering Conditions:

None.

#### Utilities Conditions:

Water Utility:

13. Flows specific to any future development will be evaluated during site plan review and must be less than the planning level flows stated in the proposed Master Plan contained in the PUD. Any utility extensions, or relocations, or modifications necessary to support the proposed construction shall be at the sole cost of the Developer.

Gas Utility:

14. Gas Utility does not have any comments to the proposed PUD. Natural gas will be available to this development. Gas design and layout shall be coordinated with the Gas Utility. The Developer shall review the gas loads and layout with the Gas Utility prior to construction. Please forward any design questions to Laura Mooney (Laura.Mooney@talgov.com).

School Board Conditions:

None.

**SECTION 3.** If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

**SECTION 4.** This ordinance shall become effective immediately upon its passage.

**INTRODUCED** in the City Commission on the 9<sup>th</sup> day of September, 2026.

**PASSED** by the City Commission on the day of \_\_\_\_\_, 2026.

CITY OF TALLAHASSEE

By: \_\_\_\_\_  
John E. Dailey  
Mayor

ATTEST:

APPROVED AS TO FORM:

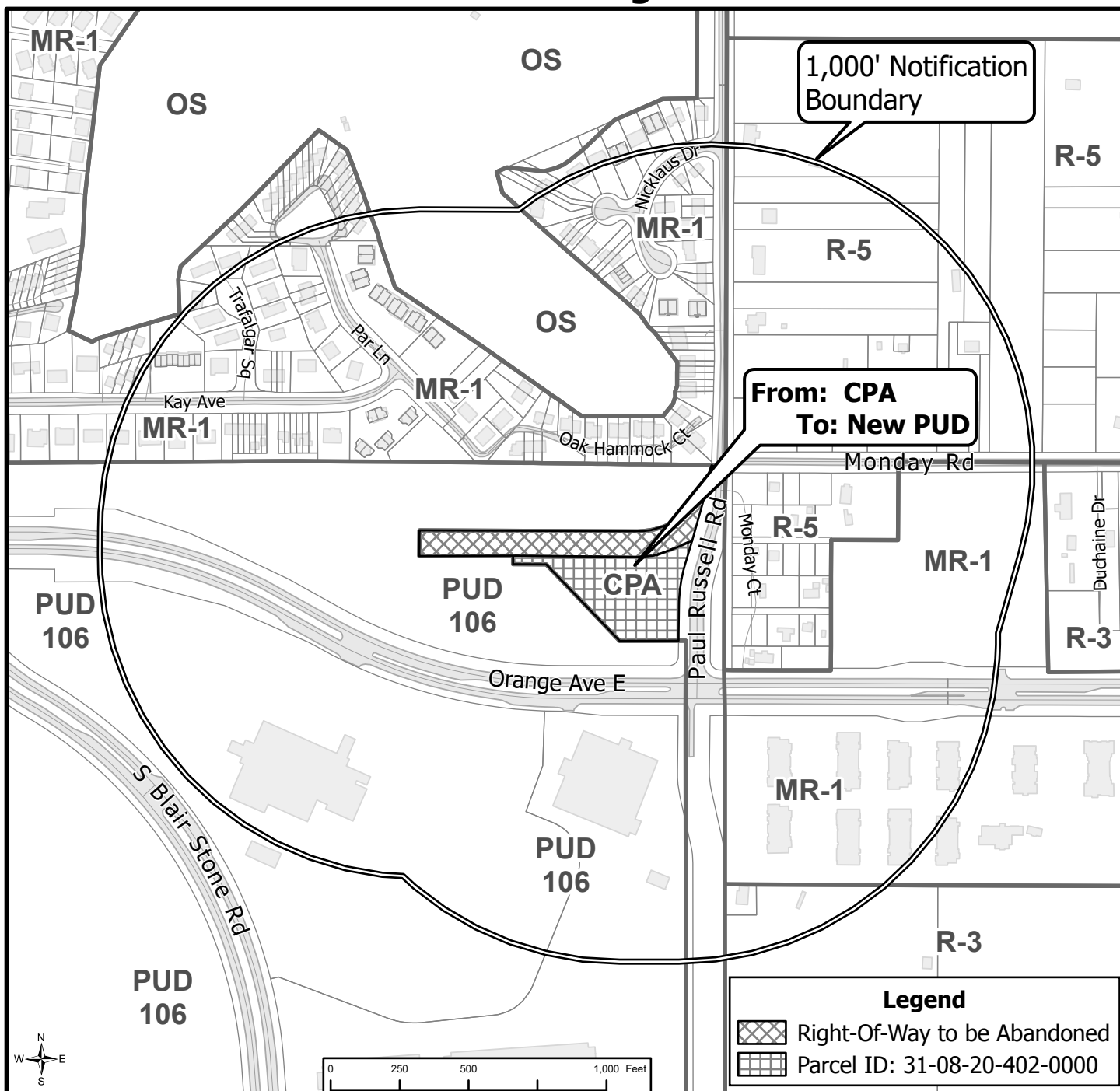
By: \_\_\_\_\_  
James O. Cooke, IV  
City Treasurer-Clerk

By: \_\_\_\_\_  
Amy M. Toman  
City Attorney

# Paul Russell Road Right-of-Way Abandonment PUD Rezoning



TRZ #260003

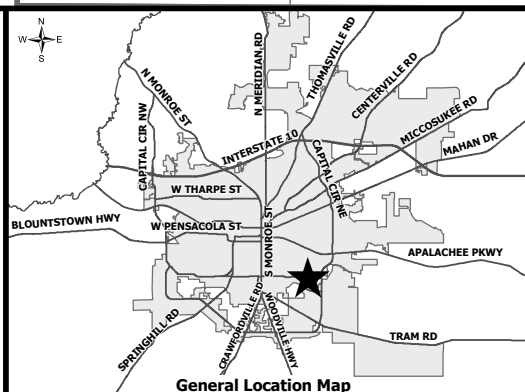


**Parcel ID:** Paul Russell Road Right-Of-Way to be Abandoned  
**31-08-20-402-0000**

**Size:** +/- 3.7 acres

**Current Zoning:** CPA (Critical Planning Area)

**Proposed Zoning:** PUD (Planned Unit Development)



## LEGAL DESCRIPTION

### PARCEL 100A

A TRACT OR PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SAID PARCEL ALSO BEING PARCEL 100A OF SETTLEMENT AND CONCURRENCY DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4042, PAGE 1623 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 8 AND THE WESTERLY RIGHT OF WAY LINE OF PAUL RUSSELL ROAD (VARIABLE WIDTH) THENCE RUN SOUTH 00°18'02" WEST ALONG THE PROPOSED RIGHT OF WAY LINE OF SAID PAUL RUSSELL ROAD, FOR 49.46 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 300.00 FEET), (DELTA 16°17'34"), (CHORD BEARING SOUTH 08°26'49" WEST), (CHORD 85.02 FEET) FOR 85.31 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 16°35'35" WEST, FOR 118.03 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 100A AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING THENCE CONTINUE SOUTH 16°35'35" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF PAUL RUSSELL ROAD, FOR 75.30 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 459.00 FEET), (DELTA 16°02'20"), (CHORD BEARING SOUTH 08°34'25" WEST), (CHORD 128.07 FEET) FOR 128.49 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°33'14" WEST, FOR 117.76 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE RUN NORTH 89°59'19" WEST, FOR 184.30 FEET TO A POINT; THENCE RUN NORTH 43°57'15" WEST, FOR 331.69 FEET TO A POINT; THENCE RUN NORTH 89°41'06" WEST, FOR 104.14 FEET TO A POINT; THENCE RUN NORTH 00°00'42" EAST, FOR 27.07 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF A PORTION OF PAUL RUSSELL ROAD TO BE VACATED; THENCE RUN SOUTH 89°43'17" EAST, FOR 389.42 FEET TO THE BEGINNING OF A CURVE; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 302.30 FEET), (DELTA 34°23'03"), (CHORD BEARING NORTH 73°05'12" EAST), (CHORD 178.71 FEET) FOR 181.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF 2.046 ACRES OR 89,121 SQUARE FEET, MORE OR LESS.

BEARINGS SHOWN HEREON ARE STATE PLANE FOR THE FLORIDA NORTH ZONE (NAD83/2011 ADJUSTMENT) AND ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF PAUL RUSSELL ROAD EAST, LEON COUNTY, FLORIDA TO BEAR SOUTH 16°35'35" WEST.

### PAUL RUSSELL RIGHT OF WAY TO BE VACATED

A TRACT OR PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SAID PARCEL ALSO BEING THE EXISTING RIGHT OF WAY AND PARCEL 100 ALL AS SHOWN IN SETTLEMENT AND CONCURRENCY DEVELOPMENT AGREEMENT AS

RECORDED IN OFFICIAL RECORDS BOOK 4042, PAGE 1623 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 8 AND THE WESTERLY RIGHT OF WAY LINE OF PAUL RUSSELL ROAD (VARIABLE WIDTH) THENCE RUN SOUTH 00°18'02" WEST ALONG THE PROPOSED RIGHT OF WAY LINE OF SAID PAUL RUSSELL ROAD, FOR 49.46 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 300.00 FEET), (DELTA 16°17'34"), (CHORD BEARING SOUTH 08°26'49" WEST), (CHORD 85.02 FEET) FOR 85.31 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 16°35'35" WEST, FOR 118.03 FEET TO THE BEGINNING OF A NON TANGENT CURVE; THENCE LEAVING SAID PROPOSED RIGHT OF WAY LINE RUN WESTERLY ALONG THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF PAUL RUSSELL ROAD AND ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 302.30 FEET), (DELTA 34°23'03"), (CHORD BEARING SOUTH 73°05'12" WEST), (CHORD 178.71 FEET) FOR 181.42 FEET TO A POINT; THENCE RUN NORTH 89°43'16" WEST, FOR 683.03 FEET TO SOUTHWEST CORNER OF SAID EXISTING RIGHT OF WAY; THENCE RUN NORTH 00°17'12" EAST ALONG THE WEST LINE OF SAID EXISTING RIGHT OF WAY, FOR 79.86 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT OF WAY; THENCE RUN SOUTH 89°42'48" EAST, FOR 683.11 FEET TO THE BEGINNING OF A NON TANGENT CURVE; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 221.56 FEET), (DELTA 36°25'19"), (CHORD BEARING NORTH 72°02'44" EAST), (CHORD 138.48 FEET) FOR 140.84 FEET TO THE BEGINNING OF A NON TANGENT CURVE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS 369.00 FEET), (DELTA 30°45'33"), (CHORD BEARING NORTH 25°48'26" EAST), (CHORD 195.73 FEET) FOR 198.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF 1.700 ACRES OR 74,067 SQUARE FEET, MORE OR LESS.

BEARINGS SHOWN HEREON ARE STATE PLANE FOR THE FLORIDA NORTH ZONE (NAD83/2011 ADJUSTMENT) AND ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF PAUL RUSSELL ROAD EAST, LEON COUNTY, FLORIDA TO BEAR SOUTH 16°35'35" WEST.



**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                    11.2 Introduction of Ordinance No. 26-O-15  
Reflecting Changes to Water and Wastewater  
Rates, Fees, and Charges -- Robert Wigen,  
Resource Management**

For more information, please contact: Robert Wigen, Resource Management, (850) 891-8035

***Statement of Issue***

In early 2026, the City engaged its rate consultant, Leidos Engineering (Leidos), to begin a combined Water, Wastewater, and Reclaimed Water Rate Study (the “study”) that addresses the period FY27 through FY30. Based on the results of this process, Leidos has finalized the study, and staff are presenting their recommendations to the Commission to implement changes to water and wastewater rates, fees, and charges. These recommended changes are reflected in Ordinance No. 26-O-15, included as Attachment 1. The recommended changes reflect the Commission’s commitment to investment in the water and wastewater systems to maintain the quality of service provided by existing City facilities.

***Recommended Action***

Option 1: Introduce Ordinance No. 26-O-15 that reflects changes to water and wastewater rates, fees, and charges. Set the first and only public hearing for the City Commission meeting on September 23, 2026, at 3:00 P.M. in the City Commission Chambers, City Hall.

**Supplemental Material/Issue Analysis**

***History/Facts & Issues***

As part of its ongoing scheduled review of utility rate adequacy, the City engaged its rate consultant, Leidos Engineering (Leidos), to prepare a Water, Wastewater, and Reclaimed Water Rate Study (the “study”) addressing the period FY27 through FY30. Leidos has now finalized the study, and staff are presenting their recommendations to the Commission for implementing changes

to water and wastewater rates, fees, and charges. These recommended changes are reflected in Ordinance No. 26-O-15, included as Attachment 1. Staff recommends that the Commission introduce the ordinance and set the first and only public hearing for September 23, 2026.

### **Study Results & Recommended Rates**

The recommended rates for water and wastewater utility services will recover projected costs over the study period and reflect the Commission's commitment to capital investment in the water and wastewater systems. The revenues generated will support the quality service provided by existing City facilities and provide adequate capacity for expected future growth. The rate study also reviewed the existing septage receiving charge and identified the need for new inspection, fire hydrant flow testing, and industrial pretreatment fees. The new fees are necessary to recover the City's costs of providing these services.

Per City ordinance, water and wastewater rates are adjusted each October 1 based on the positive change in the Consumer Price Index (CPI). Water and wastewater rates will adjust by 3.3%, effective October 1, 2026, and the study assumes that CPI adjustments will continue throughout the study period.

### **Water & Wastewater Rates**

The results for the water utility further indicate a revenue shortfall, and the study recommends an additional 1.0% increase in water rates and an 8% increase in the commercial water gallonage charge, effective April 1, 2027. The study recommends an additional 1% increase for FY28, FY29, and FY30. The results for the wastewater utility indicate a revenue shortfall, and the study recommends an additional 3.8% increase in wastewater rates implemented effective April 1, 2027. The study also recommends an additional 1% increase for FY28, FY29, and FY30.

The proposed water and wastewater rates, together with regularly scheduled CPI adjustments, are projected to meet revenue requirements through FY28. Beginning in FY29, projected revenues will need further consideration due to reductions in Outside City Surcharge revenues resulting from recent State legislation, and a recommendation will be brought back to resolve any shortfalls.

### **Bill Impacts**

Based on the recommended rates, the estimated bill impact beginning in April 2027 will be an increase of \$0.25 per month on the residential water bill (5,000 gallons) and \$2.58 per month on the residential wastewater bill (5,000 gallons), for a total of \$2.83 per month.

### **Recommended Changes to Fees and Charges**

The study recommends changes to several existing fees and the addition of others to adequately cover the costs of essential services. These changes include reducing the septage receiving rate from \$0.121 to \$0.11 per gallon while continuing to promote environmentally responsible practices and



compliance with State of Florida requirements for the proper collection and disposal of grease and septage waste. The study also recommends establishing new inspection and fire hydrant flow-testing fees to recover the City's costs for providing these services. The revised and new fees are shown in the table below and will take effect on October 1, 2027. As with other rates, these fees would be increased annually by the same percentage as the percentage increase in the Consumer Price Index—All Urban Consumers (CPI-U):

| Additional Fees and Increases |          |             | Additional Fees and Increases |          |             |
|-------------------------------|----------|-------------|-------------------------------|----------|-------------|
| Description                   | New Rate | Unit        | Description                   | New Rate | Unit        |
| Septage-Normal Hours          | \$ 0.11  | Gallon      | Septage-Normal Hours          | \$ 0.11  | Gallon      |
| Septage-After Hours           | 0.25     | Gallon      | Septage-After Hours           | 0.25     | Gallon      |
| Sidewalk Inspection Fees      | 2.50     | Linear Foot | Sidewalk Inspection Fees      | 2.50     | Linear Foot |
| Street Inspection Fees        | 3.50     | Linear Foot | Street Inspection Fees        | 3.50     | Linear Foot |
| Fire Hydrant Test Rate        | 100.00   |             | Fire Hydrant Test Rate        | 100.00   |             |

The rate study also recommends new Industrial Pretreatment fees that are necessary to recover the City's costs of providing these services, as shown below:

| Industrial Pretreatment Program (IPP) Service Fees |                 |        | Industrial Pretreatment Program (IPP) Service Fees |                 |        |
|----------------------------------------------------|-----------------|--------|----------------------------------------------------|-----------------|--------|
| Description                                        | Fee             |        | Description                                        | Fee             |        |
| Initial IPP Permit                                 | \$              | 500.00 | Initial IPP Permit                                 | \$              | 500.00 |
| IPP Permit Renewal                                 |                 | 250.00 | IPP Permit Renewal                                 |                 | 250.00 |
| Inspection                                         |                 | 100.00 | Inspection                                         |                 | 100.00 |
| Re-Inspection                                      |                 | 100.00 | Re-Inspection                                      |                 | 100.00 |
| Laboratory fees for standard IPP annual testing    |                 | 330.00 | Laboratory fees for standard IPP annual testing    |                 | 330.00 |
| Sample Collections                                 |                 | 100.00 | Sample Collections                                 |                 | 100.00 |
| Laboratory fees for any other required IPP test    | Charged At Cost |        | Laboratory fees for any other required IPP test    | Charged At Cost |        |

## **Summary**

Staff recommends that the Commission introduce and set a public hearing for the attached ordinance, which implements the recommended changes to rates, fees, and charges for the water and wastewater utilities. Staff will monitor results in the water and wastewater utilities as part of its ongoing budget monitoring and will recommend changes if actual results vary significantly from the rate study assumptions and projections.

## ***Department(s) Review***

City Attorney's Office, Resource Management, Underground Utilities & Public Infrastructure

## ***Options***

1. Introduce Ordinance No. 26-O-15 and set the first and only public hearing for Wednesday,

September 23, 2026.

2. Do not introduce Ordinance No. 26-O-15 and provide direction to staff.

***Attachments/References***

Attachment 1 - Proposed Ordinance No. 26-O-15

ORDINANCE NO. 26-O-15

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA,  
AMENDING SECTIONS 21-66, 21-284, 21-402, AND, 21-403 OF THE  
CODE OF GENERAL ORDINANCES OF THE CITY OF  
TALLAHASSEE; RELATING TO WATER AND SEWER SERVICE,  
INCLUDING APPLICABLE FEES, CHARGES, AND RATES;  
PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY;  
AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE, FLORIDA,  
AS FOLLOWS:

Section 1. Section 21-66, of the Code of General Ordinances of the City of Tallahassee,  
Florida, is hereby amended to read as follows:

**Sec. 21-66. - Manager to approve route; conveyance to city; relocation.**

...

(d) To recover the cost of city inspection and oversight of privately constructed public infrastructure proposed for acceptance by the City, the fee for inspecting sidewalks shall be \$2.50 per linear foot, and the fee for inspecting streets shall be \$3.50 per linear foot. The fee for city oversight of a fire hydrant flow test performed by a third-party consultant, engineer, or contractor shall be \$100.00 per test. Effective October 1, 2027, and annually on the same date thereafter, the fees in this subsection shall be increased by the same percentage as the percentage increase in the Consumer Price Index—All Urban Consumers (CPI-U): All City average, unadjusted, as published by the U.S. Department of Labor, during the 12-month period ending on the preceding March 31st. Effective October 1, 2026, rates in this section may be amended by resolution.

Section 2. Section 21-284, of the Code of General Ordinances of the City of Tallahassee,  
Florida, is hereby amended to read as follows:

**Sec. 21-284. - Annual adjustment.**

Effective October 1, 2018, and annually on the same date thereafter, the monthly rates set forth in sections 21-281 and 21-282 shall be increased by the same percentage as the percentage increase in the Consumer Price Index—All Urban Consumers (CPI-U): All city average, unadjusted, as published by the U.S. Department of Labor, during the 12-month period ending on the preceding March 31st. The above-referenced charges shall also be increased by 4.7 percent effective January 1, 2019 and by 4.7 percent effective January 1, 2020.

Effective April 1, 2027, rates in sections 21-281 and 21-282, and the City of St. Marks contract rate, shall be increased by an additional 1.0%. Effective April 1, 2027, the commercial water gallonage charge shall be increased by an additional 8.0 percent.

Effective October 1, 2027, October 1, 2028, and October 1, 2029, rates in sections 21-281 and 21-282, and the City of St. Marks contract rate, shall be increased by an additional 1.0 percent.

Effective October 1, 2026, rates in this section may be amended by resolution.

Section 3, Section 21-402, of the Code of General Ordinances of the City of Tallahassee, Florida, is hereby amended to read as follows:

**Section 21-402 - Rate schedule.**

- (a) Availability. This section shall be applicable to all sewer service within the territory served by the City, except that the City may at its option refuse to accept sewage into its system having unusual, dangerous or difficult-to-treat characteristics, as determined by the City, including but not limited to the following: volatile or explosive materials; radioactive isotopes; excessive grease; toxic substances or other compounds in sufficient quantities to create hazards in the sewage system or receiving waters, or adversely affect the treatment process; any liquids with extremely low or high pH; or high-temperature liquids or gases.

Effective October 1, 2026, rates in this section may be amended by resolution.

- (b) Monthly rate—Readiness-to-serve charge (minimum monthly bill). Each account shall be charged the following amounts per meter each month according to size of water meter for such account:

| Meter Size (inches) | Monthly Rates Effective October 1, 2021 |
|---------------------|-----------------------------------------|
| 5/8"                | \$20.92                                 |
| 1"                  | 52.30                                   |
| 1½"                 | 104.58                                  |
| 2"                  | 167.32                                  |
| 3"                  | 334.61                                  |
| 4"                  | 522.81                                  |
| 6"                  | 1,045.62                                |
| 8"                  | 1,673.03                                |

Effective October 1, 2022, and annually on the same date thereafter, such monthly rates shall be increased by the same percentage as the percentage increase in the Consumer Price Index—All Urban Consumers (CPI-U): All city average, unadjusted, as published by the U.S. Department of Labor, during the 12-month period ending on the preceding March 31st. Effective April 1, 2027, such monthly rates shall be increased by an additional 3.8%. Effective October 1, 2027, October 1, 2028, and October 1, 2029, such monthly rates shall be increased by an additional 1.0 percent.

CODING: Words in ~~struck through~~ type are deletions from existing language; words underlined are additions.

No monthly bill, regardless of usage, shall be for less than the readiness-to-serve charge according to the size of water meter for that account, plus usage charge, if any.

- (c) Usage. All sewer service will be charged on the basis of monthly metered water usage for each account at the following rates:

|                                                         | Monthly Rates Effective October 1, 2021 |
|---------------------------------------------------------|-----------------------------------------|
| Charge per 1,000 gallons of monthly metered water usage | \$6.69                                  |

Effective October 1, 2022, and annually on the same date thereafter, such monthly rates shall be increased by the same percentage as the percentage increase in the Consumer Price Index—All Urban Consumers (CPI-U): All city average, unadjusted, as published by the U.S. Department of Labor, during the 12-month period ending on the preceding March 31st. Effective April 1, 2027, such monthly rates shall be increased by an additional 3.8%. Effective October 1, 2027, October 1, 2028, and October 1, 2029, such monthly rates shall be increased by an additional 1.0 percent. No monthly bill, regardless of usage, shall be for less than the readiness-to-serve charge, according to the size of water meter for that account, plus usage charge, if any.

...

- (h) Digester fees. The City shall charge a digester fee of \$0.088 per gallon for all sewage or other acceptable waste stream, including grease trap waste and septage, that is delivered to the City and accepted by the City to the City's designated treatment facilities for treatment and disposal, and that is generated from within a five-county region consisting of Leon, Gadsden, Liberty, Wakulla, and Jefferson Counties. Effective for all bills rendered after January 1, 2022 the digester fee shall increase to \$0.100 per gallon. On October 1, 2022, and annually thereafter on the same date, the digester fee shall be adjusted by the percentage increase in the Consumer Price Index—All Urban Consumers (CPI-U): All City Average, unadjusted, as published by the U.S. Department of Labor, during the 12-month period ending on the preceding March 31st. Effective October 1, 2026, the City shall charge a digester fee for all sewage or other acceptable waste stream, including grease trap waste and septage, that is delivered to the City and accepted by the City to the City's designated treatment facilities for treatment and disposal and that is generated from within a five-county region consisting of Leon, Gadsden, Liberty, Wakulla, and Jefferson Counties. For septage delivered to and accepted by the City at a designated treatment facility between the hours of 6:00 a.m. and 4:30 p.m., the City shall charge \$0.11 per gallon. For septage delivered and accepted outside the hours of 6:00 a.m. through 4:30 p.m., the City shall charge \$0.25 per gallon. Effective October 1, 2027, and annually on the same date thereafter, each septage charge shall be adjusted by the percentage increase in the Consumer Price Index—All Urban Consumers (CPI-U): All City Average, unadjusted, as published by the U.S. Department

CODING: Words in ~~struck through~~ type are deletions from existing language; words underlined are additions.

of Labor, during the 12-month period ending on the preceding March 31st. No sewage or other waste stream, including grease and septage, generated outside of the Region will be accepted by the city for treatment and disposal without a contract. The general manager - underground utilities and public infrastructure, is authorized to negotiate and execute such contracts with waste haulers and to establish appropriate digester fee(s) for each contract based on applicable factors, including sewage or waste stream volume, physical or chemical characteristics, and the capacity and capability of the city to accept and treat that sewage or waste stream. Said fee(s) may be greater, but in no event, shall be less than the fee charged with respect to the five-county region specified herein. The city may at its discretion refuse to accept sewage into its system having unusual, dangerous, or difficult-to-treat characteristics, as determined by the city, including but not limited to: volatile or explosive materials; radioactive isotopes; excessive grease; toxic substances, or other compounds in sufficient quantities to create hazards in the sewage system or receiving waters, or adversely affect the treatment process; any liquids extremely low or high pH; or high-temperature liquids or gases.

- (i) Industrial Pretreatment Program service fees. To recover costs associated with the implementation and administration of the City's Industrial Pretreatment Program, the following fees shall be assessed:

| <u>Industrial Pretreatment Program Service</u>         | <u>Fee</u>                           |
|--------------------------------------------------------|--------------------------------------|
| <u>Initial IPP permit fee</u>                          | <u>\$500.00</u>                      |
| <u>IPP permit renewal fee</u>                          | <u>250.00</u>                        |
| <u>Inspection fee</u>                                  | <u>100.00</u>                        |
| <u>Re-inspection fee</u>                               | <u>100.00</u>                        |
| <u>Laboratory fees for standard IPP annual testing</u> | <u>330.00</u>                        |
| <u>Sample collection</u>                               | <u>100.00</u>                        |
| <u>Laboratory fees for any other required IPP test</u> | <u>Equivalent to the City's cost</u> |

- (j) Effective October 1, 2027, and annually on the same date thereafter, each fixed-dollar fee in subsection (i) shall be increased by the same percentage as the percentage increase in the Consumer Price Index—All Urban Consumers (CPI-U): All City average, unadjusted, as published by the U.S. Department of Labor, during the 12-month period ending on the preceding March 31st.

Section 4. Section 21-403, of the Code of General Ordinances of the City of Tallahassee, Florida, is hereby amended to read as follows:

**Sec. 21-403. - Tap and tap location fees.**

...

- (c) The City will locate an existing tap for a fee of \$275.00, which fee shall be paid in advance of the City's providing such services. Effective October 1, 2027, and annually on

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1 the same date thereafter, the tap location fee shall be increased by the same percentage as  
2 the percentage increase in the Consumer Price Index—All Urban Consumers (CPI-U):  
3 All City average, unadjusted, as published by the U.S. Department of Labor, during the  
4 12-month period ending on the preceding March 31st.

5  
6 Effective October 1, 2026, rates in this section may be amended by resolution.

7  
8  
9 Section 5. Conflicts. All ordinances and parts of ordinances of the City of  
10 Tallahassee Code in conflict with the provisions of this ordinance are hereby repealed to the  
11 extent of such conflict.

12  
13 Section 6. Severability. If any provision or portion of this ordinance is  
14 declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable,  
15 then all remaining provisions and portions of this ordinance shall remain in full force and effect.

16  
17 Section 7. Effective Date. This ordinance shall become effective on October 1,  
18 2026.

19  
20  
21 INTRODUCED in the City Commission on the 9<sup>th</sup> day of September, 2026.

22  
23 PASSED by the City Commission on the 23<sup>rd</sup> day of September, 2026.

CITY OF TALLAHASSEE

By: \_\_\_\_\_  
John E. Dailey  
Mayor

ATTEST:

APPROVED AS TO FORM

By: \_\_\_\_\_  
James O. Cooke, IV  
City Treasurer-Clerk

By: \_\_\_\_\_  
Amy M. Toman  
City Attorney



**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                    12.1 Automated License Plate Recognition Public  
Safety Update -- Chief Lawrence Revell, Police**

For more information, please contact: Lawrence Revell, Chief of Police, (850) 891-4200

***Statement of Issue***

Following the Tallahassee Police Chief Lawrence Revell's update to the City Commission at its August 26, 2026, meeting, this item provides additional information regarding the Tallahassee Police Department's (TPD) use of technology to support public safety, criminal investigations, and emergency response. The item provides an overview of the public safety technologies implemented by TPD over time, including the Department's network of Public Safety Cameras and automated license plate readers (ALPRs).

Public Safety Cameras are City-owned and TPD-operated devices that were first installed in the Bond neighborhood in 2018 at the request of the neighborhood residents. Since that time, the network has expanded to neighborhoods and other strategic locations throughout the City, including areas that have historically experienced higher levels of criminal activity. Unlike automated license plate readers, these cameras provide video-based situational awareness that can assist TPD in responding to a criminal incident or call for service. The cameras serve as an important public safety resource by helping deter criminal activity, providing officers and dispatchers with real-time situational awareness, supporting more rapid and informed responses to incidents, preserving objective evidence for criminal investigations and prosecutions, and providing live intelligence during emergencies, natural disasters and other major incidents.

Automated license plate readers provide a separate but complementary capability by capturing vehicle-related information that can assist investigators in identifying vehicles associated with criminal activity and developing time-sensitive investigative leads. TPD has used ALPR technology to assist in locating missing children and human trafficking victims, recovering stolen vehicles, and identifying and apprehending individuals suspected of violent crimes and robberies. There have been multiple instances in which the timely information provided through ALPR technology has been instrumental in successfully resolving cases that may otherwise have been significantly more difficult to solve.



Recognizing the importance of balancing these public safety benefits with individual privacy and appropriate use of technology, TPD has implemented policies, safeguards and auditing procedures governing access to ALPR information. Officers are required to have a legitimate law enforcement purpose for each search, and system audit trails allow TPD to review searches and identify potential misuse. A recent audit review identified 293 searches that had been flagged for review and later investigated and determined that each was associated with a legitimate law enforcement purpose.

TPD has also emphasized its commitment to transparency and its willingness to work with policymakers and the community to ensure the technology continues to be used responsibly while preserving its value as a public safety and investigative tool. On August 25, 2026, TPD launched a public-facing Flock Transparency Portal providing centralized access to information on TPD's use of Flock's ALPR technology, including reads, searches, hits, frequently asked questions and other contextual information.

The technology has become an increasingly important component of TPD's broader public safety strategy; however, the use and placement of ALPRs have recently received increased attention at both the state and local levels.

On August 31, 2026, the Florida Department of Transportation issued an order revoking general use permits for automated license plate readers located within state rights-of-way. Additionally, Leon County and the Leon County Sheriff's Office have recently taken actions related to the deployment and use of ALPR technology within their respective jurisdictions.

This agenda item provides the City Commission with an update on TPD's current use of Public Safety Cameras and automated license plate readers, an overview of the policy direction and investments that have shaped TPD's use of public safety technology, the technologies currently deployed, their operational roles and safeguards, and recent state and local actions affecting the use of automated license plate readers.

### ***Recommended Action***

Option 1: Commission Direction.

### ***Fiscal Impact***

None

## **Supplemental Material/Issue Analysis**

### ***History/Facts & Issues***

## **Strategic Direction and Commission Investment in Public Safety Technology**

The City's current public safety technology infrastructure has developed through a series of deliberate City Commission policy, strategic planning and funding decisions aimed at strengthening the Tallahassee Police Department's (TPD) ability to prevent, respond to, and investigate criminal activity. Over multiple strategic planning and budget cycles, the City Commission has established public safety as a core priority and supported investments in both personnel and technology to enhance TPD's capabilities and provide officers with additional tools to serve the community.

Public safety technology has been an identified component of this strategy since the City's inaugural 2019-2024 Strategic Plan. Developed through public input and City Commission workshops, the plan included objectives to expand public-private partnerships involving citizen-maintained and citizen-installed camera technology and to implement license plate reader (LPR) technology at strategic locations to enhance public safety. These objectives provided a policy foundation for the continued development of camera networks, LPR capabilities, and partnerships that allow residents, businesses and other organizations to share information with public safety personnel.

The City Commission further supported this approach through its budgetary decisions. As part of the FY2024 budget, the Commission approved an increase in the City's millage rate from 4.10 mills to 4.45 mills to provide additional resources for public safety in particular. The increased funding supported an expansion of TPD's capabilities through additional police personnel and investments in advanced video and software technologies. These investments complemented the City's existing public safety technology infrastructure and provided additional capacity to use technology alongside traditional law enforcement resources.

The City's current 2025-2029 Strategic Plan continues and expands upon this direction. Under Objective 5.1, Implement Proactive Community-Based Solutions to Enhance Public Safety, the City established a target of 500 neighborhoods, apartment complexes or businesses sharing LPR or camera technology with public safety partners. Additionally, Objective 5.4, Provide State-of-the-Art Technology and Facilities to Support Public Safety Initiatives, includes targets related to expanding automatic speed detection systems in school zones, increasing the number of stolen vehicles recovered through LPR technology, and enhancing the City's capabilities to proactively detect criminal activity.

Collectively, these actions demonstrate that the City's current public safety technology infrastructure is the result of a sustained strategy developed over multiple years. Through its strategic plans, annual budgets and individual policy decisions, the City Commission has established public safety as a priority; supported camera partnerships and LPR technology; provided additional funding for police personnel and advanced technology; and established measurable targets for the continued use of technology to support crime prevention, investigation and response. These investments have contributed to the broader technology-supported public safety ecosystem currently utilized by TPD.

## **Tallahassee's Public Safety Technology**

### Public-Safety Camera Network

TPD operates a separate network of City-owned public-safety cameras. The public-safety camera network originated in the Greater Bond community in 2018 at the request of neighborhood residents and subsequently expanded to other areas of Tallahassee. The City's current published Public Safety Camera location list identifies camera locations across the Greater Bond, Griffin Heights/Greater Frenchtown, Tuskegee, Providence, FAMU area, several parks, as well as five additional locations along West Pensacola Street, West Orange Avenue, Lake Bradford Road, and West Tharpe Street.

The cameras are directed toward public spaces and are intended to support crime prevention and investigation. The locations have been determined using community feedback, citizen complaint data, crime statistics, as well as environmental or infrastructure considerations. The cameras are not continuously monitored and are used to provide information relevant to public-safety incidents rather than as a continuously observed video network.

These cameras are distinct from LPR cameras because their primary function is to provide access to video footage in response to a call for service, whereas LPR systems use automated recognition technology to identify and track license plates upon criminal predicate.

### Capital Region Real Time Crime Center

The Capital Region Real-Time Crime Center (CRTCC) provides the analytical and operational layer connecting many of these systems. The CRTCC began operating in early 2023 as a regional public-safety partnership among the Tallahassee Police Department, Florida State University Police Department, Florida State School of Criminology, Leon County Sheriff's Office, and Florida Department of Law Enforcement. The CRTCC is designed to improve coordination among local, county, and state law-enforcement agencies.

The center brings together information from sources including public-safety cameras, LPR systems, computer-aided dispatch, records-management systems, investigative information, and analytical tools. The CRTCC provides the infrastructure through which information from multiple systems can be reviewed, analyzed, and communicated to personnel responding to or investigating incidents. The City has reported significant investigative activity supported by the CRTCC.

In 2024 and 2025 the CRTCC supported: approximately 1,338 social-media inquiries; more than 43,000 subject inquiries; nearly 44,000 vehicle inquiries; 253 vehicle recoveries; 1,007 biometric searches, resulting in 655 successful leads; and approximately 39,000 BOLO reviews involving Florida and National Crime Information Center information.

### Connect Tallahassee and Private Camera Integration

The City participates in Connect Tallahassee, a voluntary public-private camera partnership that uses Fusus, a cloud-based public safety platform, to connect residents and businesses with the Capital Region Real Time Crime Center (CRTCC) agencies. The program has two levels of

participation, camera registration and camera integration. The program's participating agencies are the Tallahassee Police Department, Leon County's Sheriff's Office, Florida State University Police Department, and Florida Department of Law Enforcement.

Residents and businesses may voluntarily register the location of their security cameras in an online camera registry. Registration does not provide law enforcement with access to a live video feed. Instead, authorized CRTCC agency users can use the registry to identify cameras in the vicinity of an investigation, emergency event, or emergency response and then contact the camera owner to request relevant footage. Registered camera information is accessible only to authorized CRTCC agency users and is classified as protected non-public data. Participants may unsubscribe or request changes or deletion of their registration information.

A second level of participation is camera integration, where businesses and residents may go beyond registration and voluntarily integrate their existing camera systems through a Fusus device. Integrated cameras can provide the CRTCC with conditional access to a live camera feed in response to a call for service. Camera owners determine which cameras are shared and establish the conditions under which access is permitted. Owner's settings cannot be remotely overridden by CRTCC agencies or Fusus, and camera access requires the owner's explicit written permission.

As identified on the Connect Tallahassee [webpage](#), 253 cameras are registered and 375 are integrated with the Connect Tallahassee program.

Upon access to a Fusus platform in response to a call for service, Fusus platforms use artificial intelligence to rapidly search video provided to the system, including capabilities that can recognize objects such as weapons and vehicles of interest. Facial recognition is specifically excluded from the platform's AI applications.

#### School-Zone Speed Enforcement Cameras

The City also operates a separate automated camera-enforcement system designed specifically to improve safety in school zones. Authorized by the Florida Legislature in 2023, TPD's School Zone Speed Enforcement Program uses cameras and automated speed-detection equipment to identify vehicles exceeding posted speed limits during designated enforcement periods. A vehicle traveling more than 10 mph over the posted speed limit may receive a \$100 Notice of Violation, which includes the date, time and location of the violation as well as photographic evidence.

Prior to implementation, the City conducted a traffic study at Leon County public schools within the city limits that identified more than 47,000 speeding violations during a single day of data collection, including more than 100 vehicles traveling at least 10 mph above the posted speed limit at 29 school locations. In response, the City Commission adopted Ordinance No. 24-O-18 on May 8, 2024, authorizing the installation and use of automated speed detection systems at qualifying school locations. The Commission subsequently approved a contract with RedSpeed, FL, LLC, to provide the equipment and services necessary to operate the

program. Following implementation during the 2024-2025 school year, TPD announced that automated school-zone speed enforcement resumed on August 12, 2026, in conjunction with the beginning of the 2026-2027 school year.

Unlike ALPR technology used to identify vehicles associated with criminal investigations or other legitimate law enforcement purposes, school-zone speed detection systems serve a specific traffic-safety and enforcement function. The technology is intended to reduce dangerous driving behavior and improve safety for students, pedestrians, crossing guards and motorists in and around schools. Revenue retained by the City through the program is allocated to support the City's school crossing guard program and other public safety initiatives.

#### City Traffic Cameras and the Tallahassee Advanced Traffic Management System

Traffic cameras are a separate City technology system from the aforementioned technologies. In addition to TPD's public-safety cameras and LPR systems, the City of Tallahassee operates a separate transportation technology infrastructure through its Tallahassee Advanced Traffic Management System (TATMS) and Regional Transportation Management Center (RTMC).

The TATMS system provides real-time information concerning traffic congestion, traffic accidents, roadway closures, traffic signals, and intersection traffic and related statistics. The City's Driver Information System dashboard specifically identifies locations of traffic cameras throughout Tallahassee and Leon County.

Through the City's Driver Information System dashboard, traffic-camera images are updated approximately every two minutes and are not recorded or stored by City of Tallahassee RTMC. These cameras provide a current view of roadway and traffic conditions to support traffic monitoring and management. Unlike ALPR systems, the traffic cameras do not generate searchable vehicle-identification information or maintain a database of vehicle movements.

The RTMC serves as the operational hub for the City's transportation-management system. The RTMC is responsible for operation, maintenance, and monitoring of the Advanced Traffic Management Systems. RTMC personnel monitor roadway conditions and can make temporary traffic-signal timing adjustments in response to congestion and incidents.

The City's published RTMC materials explain that the system uses technology including traffic cameras; traffic signals; traffic detection systems; central management software; databases and servers; communications infrastructure; and travel-time devices. These systems support traffic monitoring, detection, traveler information, congestion management, roadway safety, and traffic-flow optimization. Sensors and vehicle detection devices provide real-time indications of vehicle presence and speed, with that information communicated to the RTMC. The RTMC uses the information to monitor traffic conditions, address incidents, and identify ways to mitigate congestion.

The City collects 24-hour traffic volume counts at more than 650 roadway locations each year,

as well as turning-movement counts at various signalized intersections. The City's transportation-management infrastructure includes video, vehicle detection, traffic counts, signal data, and other transportation sensors, not merely cameras.

The City's publicly available RTMC materials identify the following infrastructure:

|                            |           |
|----------------------------|-----------|
| CCTV Cameras               | 200       |
| System Detectors           | 400       |
| Automated Bicycle Counters | 3         |
| BlueTOAD Devices           | 106       |
| Traffic Signals            | 360       |
| Buses with AVL             | 73        |
| Cellular Modems            | 24        |
| Fiber-Optic Communications | 190 Miles |
| DSRC Radios                | 22        |

#### Automated License Plate Reader (ALPR) Technology

ALPR technology has provided TPD with a vehicle-focused investigative capability that is distinct from the TPD's public safety cameras and other parts of the City's public safety technology. TPD currently utilizes two fixed ALPR platforms, Flock Safety and Vigilant. These systems capture license-plate information available for authorized law-enforcement purposes. The technology provides investigators with a searchable source of vehicle information that can assist in identifying vehicles associated with criminal or law enforcement activity, developing investigative leads, locating missing or endangered persons, and recovering stolen vehicles. In regard to fixed ALPR technology, the City utilizes 80 Flock ALPR cameras, as depicted on the Flock Transparency Portal, and 75 Vigilant ALPR cameras.

Fixed ALPR cameras are designed to detect vehicles passing within the camera's field of view and capture information associated with the vehicle, with a primary focus on the license plate. The captured information creates a searchable record that authorized law enforcement personnel can use when investigating criminal activity or responding to other legitimate law enforcement needs.

ALPR technology can support law enforcement operations in two primary ways. First, license plates may be compared against authorized lists associated with stolen vehicles, missing or endangered persons, wanted persons, criminal investigations and other law enforcement information. When the system identifies a potential match, the information is reviewed and verified by TPD personnel before an alert is provided to officers regarding the vehicle of interest. Second, authorized personnel may conduct investigative searches of previously collected ALPR information to determine whether and when a vehicle associated with an investigation was detected by the system. These capabilities can assist investigators in developing leads, locating vehicles or missing and endangered persons, recovering

stolen vehicles and establishing information relevant to an ongoing investigation.

The value of ALPR technology is also derived from the broader network in which individual cameras operate. A network of fixed cameras provides vehicle information from multiple locations rather than relying on a single point of observation. In the case of Flock, TPD has access to information shared by participating law enforcement agencies, subject to applicable access requirements and agency policies. Data sharing is reciprocal and agency-controlled, meaning TPD determines which law enforcement agencies are authorized to access its Flock data, while other agencies independently determine whether to make their data available to TPD. This reciprocal network can provide investigators with information beyond vehicles detected solely by TPD-owned cameras and can be particularly useful when an investigation involves a vehicle traveling between jurisdictions.

#### ALPR Use in TPD Investigations

TPD has utilized ALPR technology to support a wide range of criminal investigations and public safety responses by providing timely vehicle information and helping investigators develop and connect investigative leads. The following examples illustrate some of the ways ALPR information has been used in Tallahassee to support criminal investigations and locate missing or endangered persons:

- From February through September 2025, TPD investigated approximately 14 bank robbery incidents involving suspects who traveled from Texas along the I-10 corridor and frequently changed license plates to avoid detection. Working with regional law enforcement partners, TPD used ALPR data to reconstruct vehicle movements, identify travel patterns, connect related incidents and develop investigative leads. The resulting intelligence contributed to the identification and arrest of multiple out-of-state suspects, demonstrating the value of ALPR technology in investigating mobile and organized criminal activity.
- In February 2025, following an armed robbery and double homicide at a Gadsden County convenience store, investigators identified the suspect vehicle using available vehicle information. As the suspect fled the area, Flock provided a timely alert identifying the vehicle as it traveled through another jurisdiction, helping law enforcement track its movement. The ALPR alert facilitated coordination among multiple law enforcement agencies, allowing officers to focus their response as the suspect vehicle was located and caught in Suwannee County.
- Between 2022 and 2026 multiple attempted murder or homicide investigations have been resolved through the use of ALPR technology here in Tallahassee. Examples include:
  - FAMU Basketball Court Homicide November 27, 2022.
  - Attempted Murder on a TPD Officer in response to an armed Robbery on September 25, 2023.
  - January 28, 2025 Homicide on W. Tharpe St. & Meridoc Rd.

- March 23, 2025 Homicide on Texas St.
- May 1, 2025 Homicide on Palmetto St.
- May 9, 2026 Homicide on Sharer Rd.
- In March of 2026, an elderly individual with dementia was reported missing after leaving home in the middle of the night. It was not usual for the subject to drive without being accompanied by a family member. The vehicle's license plate was searched through ALPR and found to have hit in the area of Miccosukee Road and North Blair Stone Rd a short time after the report was taken. Officers went to the area and located the individual who was in good health and returned to home safely.

Taken together, Flock and Vigilant constitute a significant component of TPD's public safety technology. Their principal function is not general video observation, but the collection and subsequent search of vehicle and license-plate information for relevant authorized law-enforcement investigation. Their operational value is tied in part to the scale and continuity of the information collected and, in the case of Flock, to the broader reciprocal agency network available through the platform.

### **TPD Public Transparency**

As the use of technology in law enforcement has expanded, TPD has taken steps to provide the public with greater access to information regarding the technologies used by the Department, the policies governing their use and the safeguards established to promote accountability.

TPD launched a public-facing transparency portal dedicated to its use of Flock automated license plate reader technology. The portal provides the public with a centralized resource to better understand how the technology is being used and provides access to information regarding ALPR reads, searches and hits. The portal also includes frequently asked questions and additional information intended to provide context regarding the technology and its use. The portal is publicly accessible through TPD's website and directly through the [Flock Transparency Portal](#). In addition, a list of all TPD camera locations is available on the talgov webpage [here](#).

TPD's use of ALPR technology is also governed by departmental policy and accountability measures. TPD's License Plate Recognition Systems policy, General Order 56 (Attachment 2) provides that the authorized use of LPR systems is for active criminal intelligence or investigative purposes.

### General Order 56

TPD's use of automated license plate reader technology is governed by General Order 56, Automated License Plate Recognition Systems. The policy establishes requirements for the use, access, security, retention and auditing of ALPR information and limits use of the technology to



legitimate law enforcement purposes. Under the policy, ALPR technology is intended to provide timely information to help identify and locate vehicles associated with criminal activity or critical incidents, including efforts to locate missing or endangered individuals, recover stolen vehicles and support criminal investigations.

Key safeguards established by TPD policy include:

- **Authorized Use:** ALPR systems may only be used for legitimate law enforcement purposes. Each search requires the user to enter both a purpose and case number, and only authorized personnel may access the systems.
- **Limited Scope:** ALPR systems may only scan license plates that are in public view, including vehicles traveling or parked on public roadways or property, or otherwise visible from a location where law enforcement has a legal right to be present.
- **Authorized Queries:** ALPR systems may be used in connection with information such as stolen vehicles or license plates, AMBER and Silver Alerts, vehicles associated with criminal investigations, missing or wanted persons, BOLOs and other authorized law enforcement purposes.
- **Independent Confirmation:** An ALPR alert alone generally does not provide authority for an officer to initiate enforcement action. Personnel must visually verify the license plate and confirm applicable information through appropriate law enforcement databases. Additional facts or circumstances may also be required before enforcement action is taken.
- **Controlled Access and Data Security:** Access is limited to authorized users through individual login credentials that allow system activity to be associated with a specific user, date and time. Personnel are prohibited from sharing credentials and may only access, use or disseminate ALPR information for legitimate law enforcement purposes.
- **Training Requirements:** Personnel must complete Department-approved ALPR training, including a review of applicable policy, before being granted access to the system.
- **Data Retention:** ALPR data are retained in accordance with applicable Florida public records requirements and the State's records retention schedule for law enforcement. TPD policy establishes a minimum 30-day retention period, while allowing the Chief of Police or designee to establish a shorter period.
- **Prohibited Uses and Accountability:** TPD expressly prohibits accessing ALPR information for personal interest, curiosity or convenience; monitoring individuals or vehicles without a valid law enforcement purpose; unauthorized disclosure of information; harassment or improper targeting; falsification of records; and attempts to bypass access controls or audit mechanisms. Misuse may result in disciplinary action, termination, criminal arrest or civil liability.

TPD policy also establishes a formal auditing process intended to identify unauthorized or inappropriate use. The ALPR Program Administrator is responsible for coordinating and

documenting audits, including a monthly review of user access, query history and unusual or unauthorized activity. A complaint or allegation of misuse may trigger an immediate audit, and a comprehensive audit is required annually to evaluate system performance, policy compliance, and the effectiveness of privacy and security safeguards. Audit reviews may examine search purposes, user-access logs, investigative follow-up, data retention, system permissions and potential unauthorized access. These safeguards were recently demonstrated through a review of 293 searches flagged by TPD's system for further review, each of which was investigated and determined to have been conducted for a legitimate law enforcement purpose.

The policy itself is also subject to annual review in conjunction with the comprehensive audit, providing an opportunity to update TPD's requirements as technology, law enforcement practices and applicable standards evolve.

#### Additional Transparency Resources

Beyond ALPR technology, TPD maintains a publicly accessible online library of its internal policies. The Department makes these policies available to enhance transparency and provide the public with greater insight into the standards governing TPD operations. Relevant policies address technologies and information practices including license plate recognition systems, digital audio/video recording systems, digital evidence capturing devices, artificial intelligence, criminal intelligence and social media. TPD notes that its policies are continually reviewed and updated based on evolving law enforcement practices, national trends, internal data and community needs, with limited portions redacted when required by law or necessary to protect sensitive law enforcement information.

Together, the ALPR transparency portal, publicly accessible departmental policies, system auditing capabilities and established use requirements provide multiple mechanisms through which TPD seeks to balance the operational benefits of public safety technology with transparency, accountability and appropriate oversight.

#### **Recent State and Local Actions Regarding ALPRs**

The use of automated license plate reader (ALPR) technology has received increased attention at the state and local levels in recent months as policymakers and law enforcement agencies consider the public safety benefits of the technology alongside concerns regarding privacy, data collection, access and appropriate oversight. Since May 2026, Leon County, the Leon County Sheriff's Office (LCSO) and, most recently, the Florida Department of Transportation (FDOT) have taken actions related to the deployment, funding, oversight or use of ALPR technology.

#### Florida Department of Transportation (FDOT)

On August 31, 2026, FDOT issued Engineering and Operations Memorandum 26-01, Revocation of General Use Permits for Automated License Plate Readers (Attachment 1), establishing a new statewide policy regarding ALPRs located within rights-of-way on the State Highway System. The memorandum revokes approvals previously issued to local law enforcement agencies for the placement of ALPR systems within state roadway rights-of-way

and directs affected agencies to remove the devices within 30 days. FDOT also indicated that any affected devices remaining after the 30-day period may be removed by the Department. The action applies to automated license plate reader systems generally and is based on their placement within State Highway System rights-of-way rather than prohibiting law enforcement agencies from using ALPR technology in other locations.

FDOT cited its authority under Section 316.0777, Florida Statutes, to approve or deny requests by local law enforcement agencies to place license plate readers within State Highway System rights-of-way and to require their removal. The Department's action follows increasing statewide discussion regarding the rapid expansion of ALPR systems and concerns associated with privacy, data collection and potential misuse of the technology.

#### Leon County Sheriff

On August 25, TPD and the Leon County Sheriff's Office (LCSO) jointly announced the launch of public transparency portals for their respective Flock ALPR programs. The portals were established to provide public access to information regarding ALPR use, including reads, searches and hits, as well as information regarding agency policies and safeguards governing use of the technology.

Separately, on August 31, 2026, Leon County Sheriff Walt McNeil announced the immediate temporary suspension of LCSO's use of ALPR technology. The suspension is intended to remain in place pending additional oversight, guidance or regulation from law enforcement accrediting organizations.

Sheriff McNeil has requested that the Commission for Florida Law Enforcement Accreditation and the Commission on Accreditation for Law Enforcement Agencies develop standards governing law enforcement agencies' use of license plate recognition technology. Among the measures requested are requirements for agencies to regularly audit the use of ALPR systems and publicly report the findings of those audits. In announcing the suspension, the Sheriff acknowledged that ALPR technology has provided law enforcement benefits, including assisting investigators with solving crimes, locating missing and endangered persons, recovering stolen vehicles and identifying suspects, while stating that additional oversight and accountability measures should accompany its use.

These recent actions reflect an evolving policy environment surrounding ALPR technology. While FDOT's action affects the physical placement of ALPRs within State Highway System rights-of-way, Leon County's actions to date have focused on funding and evaluating potential oversight authority, and LCSO has independently suspended its operational use of ALPR technology pending additional standards.

#### Leon County Government

Leon County began a broader review of public-space camera technology earlier this year. On May 12, 2026, the Leon County Commission received a status report regarding the use of cameras in public spaces by Leon County, the City of Tallahassee, Leon County Schools,

LCSO and the Capital Region Real Time Crime Center. Following discussion of privacy, artificial intelligence and the collection of information by third parties, the County Commission directed the County Attorney to return with an analysis of the Board's legal authority and potential oversight options regarding cameras in public spaces, including measures that could protect privacy rights and limit third-party data collection.

The County Commission subsequently considered funding associated specifically with ALPR technology at its July 14, 2026, meeting. As part of its consideration of State Homeland Security Grant Program funding administered through LCSO, the Board approved the larger grant package but removed authorization to use approximately \$440,000 previously allocated for license plate reader trailers. The funding was instead directed to be realigned to another eligible funding category. The proposed equipment would have supported regional law enforcement activities involving neighboring Big Bend counties rather than representing a new deployment of County-operated cameras within Leon County. The Board's action therefore did not prohibit existing ALPR technology in Leon County, but it prevented the County-administered grant funding under consideration from being used to purchase the proposed license plate reader equipment.

The County Commission is expected to continue its consideration of the issue through a subsequent agenda item addressing the County's legal authority and potential oversight options related to the placement and use of cameras in public spaces.

## **Conclusion**

The City's current public safety technology ecosystem reflects years of strategic planning, City Commission policy direction and investment intended to provide TPD with modern tools to prevent, respond to, and investigate criminal and law enforcement activity. Today, that ecosystem includes multiple distinct but complementary technologies, including Public Safety Cameras, voluntary public-private camera partnerships through Connect Tallahassee, the Capital Region Real Time Crime Center, automated school-zone speed enforcement, traffic-management systems and automated license plate readers. Each serves a different operational purpose and is subject to policies, procedures and safeguards appropriate to its use.

Within this broader ecosystem, ALPR technology has become an important investigative resource for TPD, including supporting efforts to recover stolen vehicles, locate missing or endangered persons, identify investigative leads and apprehend individuals suspected of criminal activity. At the same time, recent actions by FDOT, Leon County and the Leon County Sheriff's Office demonstrate an evolving policy and regulatory environment surrounding the deployment and use of this technology. These developments, together with broader concerns regarding privacy, data access, retention, appropriate use and oversight, create policy considerations for the City as it evaluates the future of its ALPR program. TPD has taken steps to address these considerations through established policies, auditing requirements and recently expanded public transparency resources.

The information provided in this item is intended to establish the current state of the City's

public safety technology capabilities and provide context for the Commission's direction moving forward.

### ***Options***

1. Commission Direction.

### ***Attachments/References***

Attachment 1 – FDOT Engineering and Operations Memorandum 26-01, Revocation of General Use Permits for Automated License Plate Readers

Attachment 2 – TPD ALPR Policy

Attachment 3 – Flock TPD FAQ



## ***Florida Department of Transportation***

RON DESANTIS  
GOVERNOR

605 Suwannee Street  
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.  
SECRETARY

### **ENGINEERING AND OPERATIONS MEMORANDUM NO. 26-01**

**DATE:** August 31, 2026  
**TO:** Local Agency Permitholders  
**FROM:** Will Watts, P.E., Chief Operating Officer, Assistant Secretary  
**COPIES:** State Agency Officials  
Rudy Powell, P.E., Chief Engineer of Operations

**SUBJECT: Revocation of General Use Permits for Automated License Plate Readers**

The purpose of this memorandum is to notify local law enforcement agencies of updates related to the Florida Department of Transportation's (Department) authority regarding the placement or use of automated license plate recognition systems (LPR) within the right of way of a road on the State Highway System by local agencies.

#### **Automated License Plate Recognition Systems (LPR)**

Pursuant to s. 316.0777, Florida Statutes, FDOT is provided with broad authority to approve or deny a local law enforcement agency's request to place a LPR within the right-of-way of a road on the State Highway System—and the authority to remove such at the Department's discretion.

While Florida law limits the issuance of permits for LPR systems to law enforcement agencies, the recent exponential increase in deployments along our roadways, coupled with concerning reports of misuse, data privacy concerns, and surveillance schemes merit immediate action to preserve Floridians' sovereignty and quality of life.

#### **Active Permits**

Approvals for the placement of assets in state rights-of-way by the Department are considered temporary in nature. As such, all LPR-related LPR related approvals issued by the Department to a local law enforcement agency are hereby revoked and must be removed by the permittee within 30 days of the date of this memorandum. If such removal has not occurred within the 30-day period, the Department will remove any remaining devices subject to this memorandum.

To that end, nothing in this memorandum prevents or restricts the Department from immediately removing any individual LPR device that is an immediate safety concern or that is causing an unsafe condition.

#### **Discontinuance of All Future LPR Placement Requests**

Further, as of the date of this memorandum, the Department will use its discretionary authority to cease the issuance of all future requests for LPR systems within its jurisdictional authority.

# **TALLAHASSEE POLICE DEPARTMENT**

## **GENERAL ORDERS**

|                                                                                                                  |                                                               |                                       |                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <br>Proudly Policing Since 1826 | <b>SUBJECT</b><br>Automated License Plate Recognition Systems |                                       | <br>Nationally Accredited 1986 |
|                                                                                                                  | <b>CHIEF OF POLICE</b><br><i>Signature on file</i>            |                                       |                                                                                                                   |
| <b>NUMBER</b><br>56                                                                                              | <b>ORIGINAL ISSUE</b><br>05/12/2020                           | <b>CURRENT REVISION</b><br>08/25/2026 | <b>TOTAL PAGES</b><br>8                                                                                           |

**This document contains information regarding technical and operational protocols that are protected under Public Records Laws. Seek guidance from the Legal Advisor prior to any release.**

### **AUTHORITY/RELATED REFERENCES**

FS Chapter 119, Public Records  
 FS 316.0777, Automated License Plate Recognition Systems; ... Records Exemption  
 FS 316.0778, Automated License Plate Recognition Systems; Records Retention  
 General Records Schedule GS2 For Law Enforcement  
 General Order 12, Radio Communications  
 General Order 17, Records Management  
 General Order 76, Traffic and Parking Enforcement  
 General Order 77, Computer, Cellular Telephone and Data Utilization

### **ACCREDITATION REFERENCES**

CALEA Chapter      41

### **KEY WORD INDEX**

|                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Annual Review</b><br><b>Audit Requirements</b><br><b>Confirming Hits</b><br><b>Data Security and Access</b><br><b>Data Storage and Retention</b><br><b>General Information and Systems Description</b><br><b>Guidelines for Use</b><br><b>Member Training</b><br><b>Prohibitions and Misuse</b><br><b>Query Types</b> | Procedure X<br>Procedure IX<br>Procedure IV<br>Procedure V<br>Procedure VII<br>Procedure I<br>Procedure III<br>Procedure VI<br>Procedure VIII<br>Procedure II |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|

## POLICY

The Department is responsible for establishing clear protocols governing the use of Automated License Plate Recognition (ALPR) technology to enhance personnel's operational and investigative capabilities in support of crime prevention and the apprehension of criminal offenders. All authorized users shall adhere to these established protocols to ensure ALPR technology is utilized lawfully, effectively, and in a manner that supports community-focused public safety efforts.

## PURPOSE

Automated License Plate Recognition (ALPR) systems support a community-centered approach to public safety by providing law enforcement with timely, accurate information to help identify and locate vehicles associated with criminal activity or critical incidents. ALPR technology is used as a focused investigative and crime-prevention tool to help recover missing or endangered individuals, respond more effectively to threats, and enhance overall community safety. Information obtained through ALPR may be used to support criminal investigations and other authorized law enforcement purposes. This technology is deployed under principles of transparency, accountability, and responsible data use to strengthen public trust and improve our community's quality of life.

## DEFINITIONS

**Confirmed Hit:** A hit confirmed as valid and active by the original entering agency through FCIC/NCIC teletype.

**Criminal Intelligence:** Information collected by a criminal justice agency relating to an identifiable person, group of persons, vehicle, location, or business in an effort to anticipate, prevent, or monitor possible criminal activity when such information has been evaluated and determined to: 1) be relevant to the identification of criminal activity engaged in by an individual or organization reasonably suspected of involvement in criminal activity, and 2) meet criminal intelligence system submission criteria of the Department.

**Hit:** A visual and/or auditory alert triggered when the ALPR Systems receives a potential positive recognition of a license plate.

**Hot List:** A database list of license plates associated with motor vehicles and persons of interest as described in section II below.

### **Automated License Plate Recognition (ALPR) Program Administrator:**

The ALPR Program Administrator is the designated Department representative responsible for overseeing the ALPR program's management, operation, and



compliance. Duties include maintaining user access controls, ensuring adherence to established protocols, coordinating audits, responding to complaints or allegations of misuse, and serving as the primary point of contact for program oversight, training, and system accountability. The Technical Operations Supervisor currently serves this role.

**Automated License Plate Recognition (ALPR) Systems:** The Department-approved systems designed to scan/read, store, and analyze license plate data, including the camera.

**Tentative Hit:** A hit which has been visually verified by the user against the Hot List and photograph, but has not yet been confirmed as valid and active.

## **PROCEDURES**

### **I. GENERAL INFORMATION AND SYSTEMS DESCRIPTION**

- A. Data and images gathered by the Automated License Plate Recognition (ALPR) Systems are for official Department use only and are considered active criminal intelligence.
- B. All data captured, stored, generated, or otherwise produced by an ALPR system are the property of the Tallahassee Police Department, regardless of where the data is housed or stored.
- C. The ALPR Systems passively capture and store a digital photograph of motor vehicles, focused on the license plate, entering its field of view, and compare the scanned license plate data to the Hot List (see section II below for query types) for matching information.

### **II. QUERY TYPES**

- A. The Hot List query types may include, but are not necessarily limited to the following:
  - 1. Stolen motor vehicles,
  - 2. Stolen license plates,
  - 3. Suspended driver licenses,
  - 4. AMBER Alerts,
  - 5. Silver Alerts,

6. Vehicle or license plate of interest in criminal investigations, and
  7. U.S. Department of Homeland Security Watchlists.
- B. User-created Hot Lists are authorized solely for legitimate law enforcement purposes. Examples include, but are not limited to, vehicles or license plates associated with:
1. Habitual traffic offenders,
  2. Persons of interest or wanted persons in criminal investigations,
  3. Missing persons not meeting AMBER or Silver Alert criteria,
  4. Be On the Lookout (BOLO) notices,
  5. Attempt to locate persons (e.g., overdue motorist), and
  6. Registered sexual predators.

### **III. GUIDELINES FOR USE**

- A. The only authorized utilization of the ALPR Systems is for legitimate law enforcement purposes.
- B. The use of the ALPR system requires the entry of a purpose and case number with each search.
- C. ALPR Systems may only be used to scan vehicle license plates in public view (i.e., plates of vehicles traveling or parked on any street or highway or other public property, or visible from a place or location where law enforcement has a legal right to be present).
- D. The ALPR Systems will be utilized and maintained in accordance with manufacturer recommendations.
- E. Only authorized members are permitted to utilize ALPR Systems.

### **IV. CONFIRMING HITS**

- A. A tentative hit alone is not authority to make contact with an occupied motor vehicle (i.e., traffic stop or parked vehicle). A confirmed hit may not always provide authority to take enforcement action (i.e., confirming a vehicle hit is associated with a person of interest). Such instances will require independent

facts or circumstances providing for authority.

- B. Upon receipt of a hit, users shall contemporaneously visually compare the license plate information obtained by the ALPR Systems against the actual license plate displayed on the target motor vehicle to ensure they match.
- C. The user shall confirm the tentative hit with FCIC/NCIC via the Capital Region Real Time Crime Center (CRRTCC), MDC, or the CDA.
- D. When a tentative hit is the only known reason to make contact with an occupied motor vehicle (i.e., traffic stop or parked vehicle), officers shall not, except as noted in subsection E below, make the contact until the hit is a confirmed hit.
- E. Exigent circumstances and officer safety factors may necessitate action prior to hit confirmation.

## **V. DATA SECURITY AND ACCESS**

- A. Users are responsible for the security of ALPR Systems data and shall only access, use, release, and/or disseminate such data for legitimate law enforcement purposes or per CJIS guidelines.
- B. Access to the ALPR Systems database shall be secured and controlled by the use of specific user login and password credentials capable of capturing and storing user access by date and time.
- C. Users shall only utilize their own credentials to access the ALPR Systems.

## **VI. MEMBER TRAINING**

- A. Before members are granted ALPR Systems access, they shall complete Department-approved ALPR Systems training.
- B. The documented ALPR Systems training will include a policy review and may be provided via classroom or electronic presentation (e.g., e-mail, Power DMS).

## **VII. DATA STORAGE AND RETENTION**

- A. Public records requests for ALPR Systems data shall be handled in compliance with General Order 17 (Records Management) and FS Chapter 119 (Public Records).
- B. The following protocols are applicable to the retention and disposal of all ALPR Systems data downloaded to the server:

## TALLAHASSEE POLICE DEPARTMENT

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1. Data shall be retained for a minimum of 30 days.
2. Data shall be retained and disposed of in accordance with the *General Records Schedule GS2 For Law Enforcement*, Item #217 (License Plate Recognition Records).
3. The Chief of Police or designee may set a shorter retention period.

### VIII. PROHIBITIONS AND MISUSE

- A. Personnel are strictly prohibited from using Automated License Plate Reader (ALPR) systems, data, or associated equipment in any manner that is unauthorized, unethical, or inconsistent with law and Department policy. ALPR information shall be accessed and utilized only for legitimate law enforcement purposes directly related to official duties.
- B. The following actions are expressly prohibited:
  1. Accessing, retrieving, or reviewing ALPR data for personal interest, curiosity, or convenience.
  2. Using ALPR data to monitor individuals, vehicles, or locations without a valid law enforcement purpose.
  3. Sharing, disclosing, or disseminating ALPR data to any person or entity not authorized to receive such information.
  4. Altering, deleting, or falsifying ALPR records or system entries.
  5. Conducting searches intended to harass, intimidate, or target individuals or groups in violation of law or Department policy.
  6. Bypassing required access controls, authentication procedures, or audit mechanisms.
  7. Sharing login credentials, including usernames and passwords, with any other person. Each user is responsible for all activity conducted under their assigned credentials
- C. Any misuse of ALPR technology, data, or systems may result in administrative action, up to and including disciplinary measures, termination, and potential criminal arrest or civil liability. All personnel who become aware of suspected misuse shall immediately report the incident through the appropriate chain of command.

**IX. AUDIT REQUIREMENTS**

A. To ensure proper use, accuracy, and security of the Automated License Plate Reader (ALPR) system, the Department shall conduct routine audits of ALPR activity, data access, and system functionality. Audits verify compliance with legal mandates, Department policies, and authorized-use standards.

B. Audit Responsibility

1. The ALPR Program Administrator is responsible for coordinating and documenting all audits.
2. Any suspected misuse or policy violations discovered during an audit shall be immediately reported to the appropriate chain of command.

C. Audit Frequency

1. A monthly audit shall be conducted to review user access, query history, and any unusual or unauthorized activity. This monthly audit shall be forwarded through the appropriate chain of command to the Administration/Investigations Deputy Chief of Police.
2. A complaint or allegation of misuse of ALPR may trigger an immediate audit focused on the relevant user activity and system logs.
3. An annual comprehensive audit shall be conducted to evaluate system performance, adherence to policy, and the effectiveness of privacy and security safeguards. This audit shall be forwarded through the appropriate chain of command to the Administration/Investigations Deputy Chief of Police.

D. Audit Scope

Audits may include, but are not limited to:

1. User access logs, including frequency and purpose of searches.
2. ALPR data queries, hit confirmations, and investigative follow-up documentation.
3. Verification that searches and data access are linked to legitimate law enforcement activity.

4. Review of data retention, automatic purge cycles, and storage compliance.
5. System configuration changes, administrative permissions, and security controls.
6. Any anomalies, irregular patterns, or attempted unauthorized access.

**X. ANNUAL REVIEW**

This policy will be reviewed each year during the annual audit. After the audit and any needed revisions, the policy will be sent to all applicable members for annual review.

History: Issued 05/12/2020.

TALLAHASSEE POLICE DEPARTMENT

# FLOCK Automated License Plate Reader (ALPR) Camera Technology

## Frequently Asked Questions

*The Tallahassee Police Department is committed to transparency in how we use technology to serve and protect our community. The questions below reflect concerns and inquiries shared directly with TPD.*

### **Q1: What is a FLOCK ALPR camera and how is it different from a school zone speed camera?**

These are two separate systems that serve different purposes. School zone speed cameras are strictly for speed enforcement in designated school zones. They exist to protect children and families by changing driver behavior and helping ensure drivers slowdown in these areas. The cameras only activate when a vehicle is traveling more than 10 mph over the speed limit.

Automated License Plate Readers (ALPR) are investigative tools. They help law enforcement identify vehicles connected to crimes, locate stolen cars, and respond more effectively when someone is missing or in danger. They are not watching your every move; they are tools that help officers solve crimes faster and help keep the community safe.

### **Q2: Who can access FLOCK ALPR camera data, and is a warrant required?**

Access is limited and restricted to authorized law enforcement personnel for legitimate public safety and investigative purposes and a warrant is not required. Audits are also conducted to ensure access is compliant with departmental policies. TPD specifically controls who can access our data — we choose which agencies we share with, and that list is limited to law enforcement partners such as police departments and sheriff's offices. This selective sharing enables coordination across jurisdictions, because criminals don't stop at city limits. The use of ALPR is subject to department policy, and access is limited and restricted.

It's also important to distinguish between public and private camera ALPRs. The FLOCK system operates on publicly placed cameras managed by the department. Some HOAs and private entities share their ALPR camera data with us, but that is a one-way relationship, TPD does not share data back with them.

### **Q3: Are Automated License Plate Readers (ALPR) cameras used indoors? Is there any footage from private spaces like gyms?**

No. ALPRs are deployed on public roadways. They are not indoor devices, and they are not installed in private facilities.

---

**Q4: Is there a log of who accesses FLOCK ALPR data and when?**

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Yes. FLOCK's system includes audit capabilities that track who accessed data and when. This kind of accountability infrastructure is essential. Technology should never be a tool for one person or one group to use without oversight, auditing, and accountability built into how responsible agencies use these systems.

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**Q5: What happens if an officer misuses FLOCK data for personal or inappropriate reasons?**

---

Unauthorized or inappropriate access to law enforcement data is a serious violation of policy and may constitute a criminal offense. If an employee were found to be accessing data without a legitimate law enforcement purpose, or for any personal or perverse reason, the individual would be subject to an internal investigation and disciplinary action, up to and including termination and criminal referral.

---

**Q6: How accurate is FLOCK technology? Are there false positives where plates are misread?**

---

Like any technology, license plate readers are not perfect. False reads can occur, which is precisely why ALPR data is used as an investigative lead, not as a standalone basis for enforcement action. Officers are trained to verify information before acting on it. A plate read from an ALPR camera may prompt further investigation; it does not automatically result in a stop or an arrest.





**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                    12.2 Approval of Resolution No. 26-R-33 to  
Rename W. Virginia Street (from N. Adams Street  
to N. Copeland Street) to Drs. R.B. & Gloria P.  
Holmes Street -- John Reddick, Growth  
Management**

|                    |                                                                                                                                                         |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Category           | Policy Formation and Direction                                                                                                                          |
| Fiscal Impact      | No                                                                                                                                                      |
| Recommended Action | Option 1: Adopt Resolution No. 26-R-33 to Rename W. Virginia Street (from N. Adams Street to N. Copeland Street) to Drs. R.B. & Gloria P. Holmes Street |

For more information, please contact: John Reddick, Growth Management Director, (850) 891-7001

***Statement of Issue***

This item seeks Commission adoption of a Resolution which would approve the renaming of W. Virginia Street (from N. Adams Street to N. Copeland Street) to Drs. R.B. & Gloria P. Holmes Street.

***Recommended Action***

Option 1: Adopt Resolution No. 26-R-33 to Rename W. Virginia Street (from N. Adams Street to N. Copeland Street) to Drs. R.B. & Gloria P. Holmes Street

***Fiscal Impact***

Cost of sign installation.

**Supplemental Material/Issue Analysis**

### ***History/Facts & Issues***

City of Tallahassee street-renaming activities follow the procedures outlined in Sec. 9-98 of the Tallahassee Land Development Code (TLDC), which grants the City Commission authority to approve the renaming of any City-maintained street. At its August 26, 2026 meeting, the City Commission directed City staff to prepare an agenda item regarding the renaming of West Virginia Street from N. Adams Street to N. Copeland Street to Drs. R. B. & Gloria P. Holmes Street in recognition of Rev. Dr. R. B. Holmes Jr. and Dr. Gloria P. Holmes in honor of their exemplary service to Tallahassee.

Rev. Dr. R. B. Holmes Jr. has served for decades as pastor of the historic Bethel Missionary Baptist Church, established in 1870 and located in Tallahassee's Frenchtown community. Under his leadership, Bethel has expanded its role beyond the church through initiatives focused on education, housing, economic development, financial opportunity, and community services.

Dr. Holmes' leadership has contributed to the establishment and development of numerous community institutions and initiatives, including Bethel Christian Academy, Steele-Collins Charter Middle School, Steele-Collins All Male Charter Academy, Bethel Family Restaurant, Bethel Family Counseling Center, Bethel Towers for senior citizens, and the Carolina Oaks subdivision for first-time homeowners. His work has also supported economic development and financial opportunity in Frenchtown, including the establishment of the Frenchtown Financial Opportunity Center through a partnership between Bethel Missionary Baptist Church and local credit unions.

His service has extended beyond Tallahassee through leadership in faith-based and civic organizations and appointments to university boards and statewide policy-making bodies by multiple Florida governors. His work has focused on strengthening families, expanding educational and economic opportunities, and supporting the revitalization of the Frenchtown community.

Dr. Gloria P. Holmes has similarly devoted decades to education and community service in Tallahassee and throughout Florida. A graduate of Spelman College, she earned a master's degree in library science from the University of Michigan and a doctorate in library and information studies from Florida State University. Her career has included service as an English teacher, library media specialist, director of educational media for Duval and Leon County public schools, and assistant dean in the College of Education at Florida A&M University.

Dr. Gloria Holmes has also played an integral role at Bethel Christian Academy, established in 1992 as an educational outreach of Bethel Missionary Baptist Church. She served in an administrative capacity at the Academy for more than two decades, contributing to its administration, curriculum development, and educational mission. In 2021, the Academy named its library the Dr. Gloria P. Holmes Media Center in recognition of her longstanding

commitment to education, leadership, and service.

Together, Rev. Dr. R. B. Holmes Jr. and Dr. Gloria P. Holmes have made significant contributions to Tallahassee through education, faith-based leadership, community and economic development, housing, and service to families. Their work has been particularly significant in the Frenchtown community, where Bethel Missionary Baptist Church has served as an anchor institution and partner in efforts to expand opportunity and strengthen the surrounding community.

W. Virginia Street from N. Adams Street to N. Copeland Street is approximately 2,777 feet. A total of 17 property owners are adjacent to the proposed segment, with 282 addresses affected by the proposed renaming.

### ***Department(s) Review***

Growth Management, City Attorney's Office

### ***Options***

1. Adopt Resolution No. 26-R-33 to Rename W. Virginia Street (from N. Adams Street to N. Copeland Street) to Drs. R.B. & Gloria P. Holmes Street
2. Commission direction.

### ***Attachments/References:***

1. Attachment 1 - Resolution No. 26-R-33
2. Attachment 2 - Map of Proposed Re-Naming

RESOLUTION NO. 26-R-33

A RESOLUTION OF THE CITY OF TALLAHASSEE, FLORIDA,  
RE-NAMING W. VIRGINIA STREET FROM N. ADAMS STREET TO N.  
COPELAND STREET TO DRS. R.B. & GLORIA P. HOLMES STREET AND  
PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 9-98 of the Tallahassee Land Development Code provides for the re-naming of City streets; and

WHEREAS, on August 26, 2026, the City of Tallahassee City Commission requested to re-name the roadway currently known as W. Virginia Street from N. Adams Street to N. Copeland Street as shown on Exhibit A (the “Roadway”); and

WHEREAS, Rev. Dr. R. B. Holmes Jr. has served for decades as pastor of the historic Bethel Missionary Baptist Church, established in 1870 and located in Tallahassee's Frenchtown community; and

WHEREAS, Under Dr. Holmes’s leadership, Bethel has expanded its role beyond the church through initiatives focused on education, housing, economic development, financial opportunity, and community services; and

WHEREAS, Dr. Holmes’s leadership has contributed to the establishment and development of numerous community institutions and initiatives, including Bethel Christian Academy, Steele-Collins Charter Middle School, Steele-Collins All Male Charter Academy, Bethel Family Restaurant, Bethel Family Counseling Center, Bethel Towers for senior citizens, and the Carolina Oaks subdivision for first-time homeowners; and

WHEREAS, Dr. Holmes’s work has also supported economic development and financial opportunity in Frenchtown, including the establishment of the Frenchtown Financial Opportunity Center through a partnership between Bethel Missionary Baptist Church and local credit unions; and

WHEREAS, Dr. Holmes’s service has extended beyond Tallahassee through leadership in faith-based and civic organizations and appointments to university boards and statewide policy-making bodies by multiple Florida governors; and

WHEREAS, Dr. Gloria P. Holmes has similarly devoted decades to education and community service in Tallahassee and throughout Florida; and

WHEREAS, Dr. Gloria Holmes has also played an integral role at Bethel Christian Academy, established in 1992 as an educational outreach of Bethel Missionary Baptist Church; and

WHEREAS, Together, Rev. Dr. R. B. Holmes Jr. and Dr. Gloria P. Holmes have made significant contributions to Tallahassee through education, faith-based leadership, community and economic development, housing, and service to families; and

WHEREAS, the request is to rename the Roadway to Drs. R.B. & Gloria P. Holmes Street; and

WHEREAS, the City of Tallahassee has reviewed the request and finds that the Roadway should be renamed to Drs. R.B. & Gloria P. Holmes Street.

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

Section 1. The City Commission hereby declares and re-names the Roadway to Drs. R.B. & Gloria P. Holmes Street.

Section 2. City staff are directed to transmit a copy of this resolution to the United States Post Office, Leon County Development Support and Environmental Management, Tallahassee Police Department, Leon County Sheriff's Office, Emergency Management Agency, Tallahassee Fire Department, and Leon County Emergency Medical Services.

Section 3. City staff are authorized and directed to take any and all further action necessary to effectuate the intent of this Resolution.

Section 4. This Resolution shall take effect October 24, 2026.

ADOPTED by the City Commission of the City of Tallahassee this 9<sup>th</sup> day of September 2026.

CITY OF TALLAHASSEE

By: \_\_\_\_\_  
John E. Dailey  
Mayor

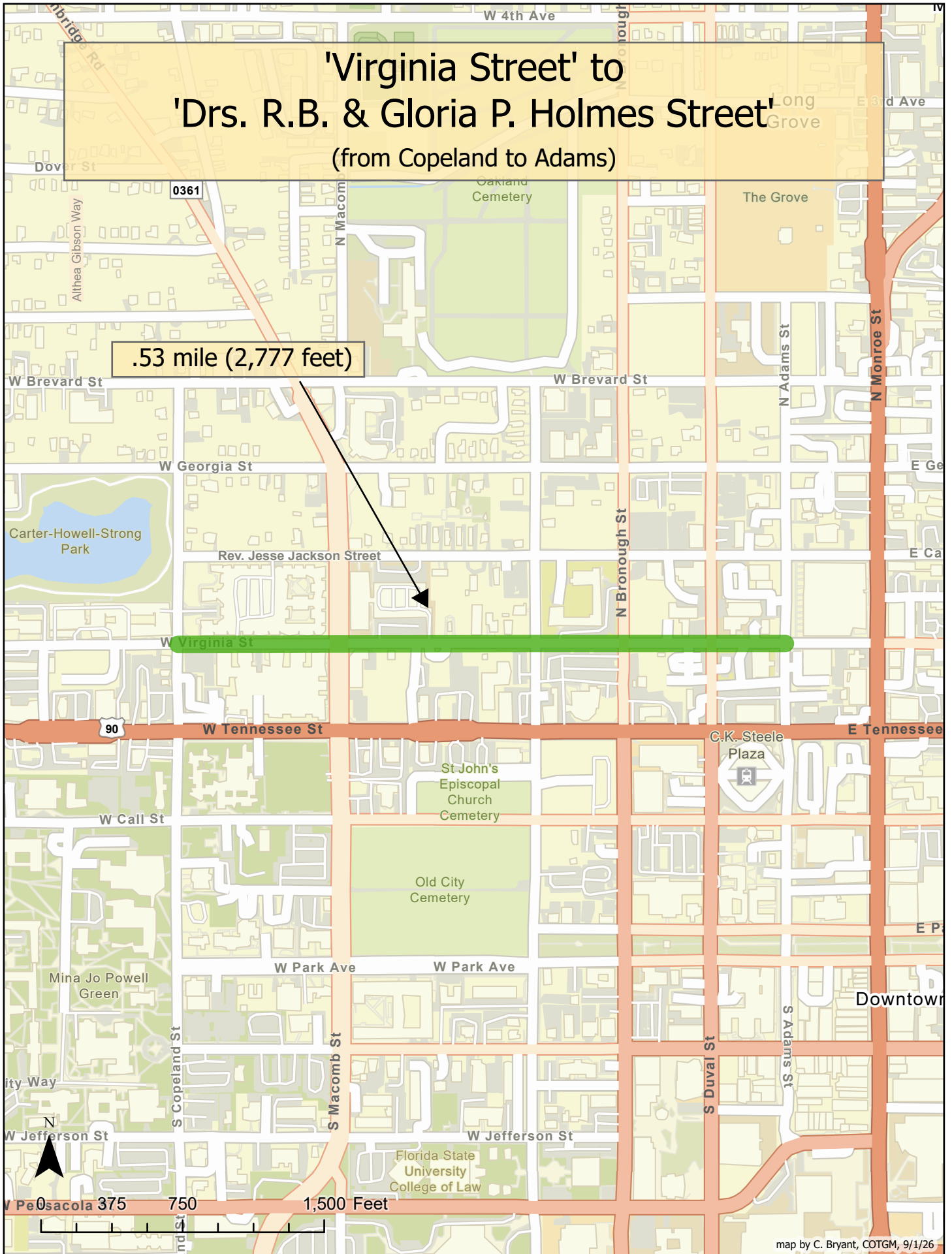
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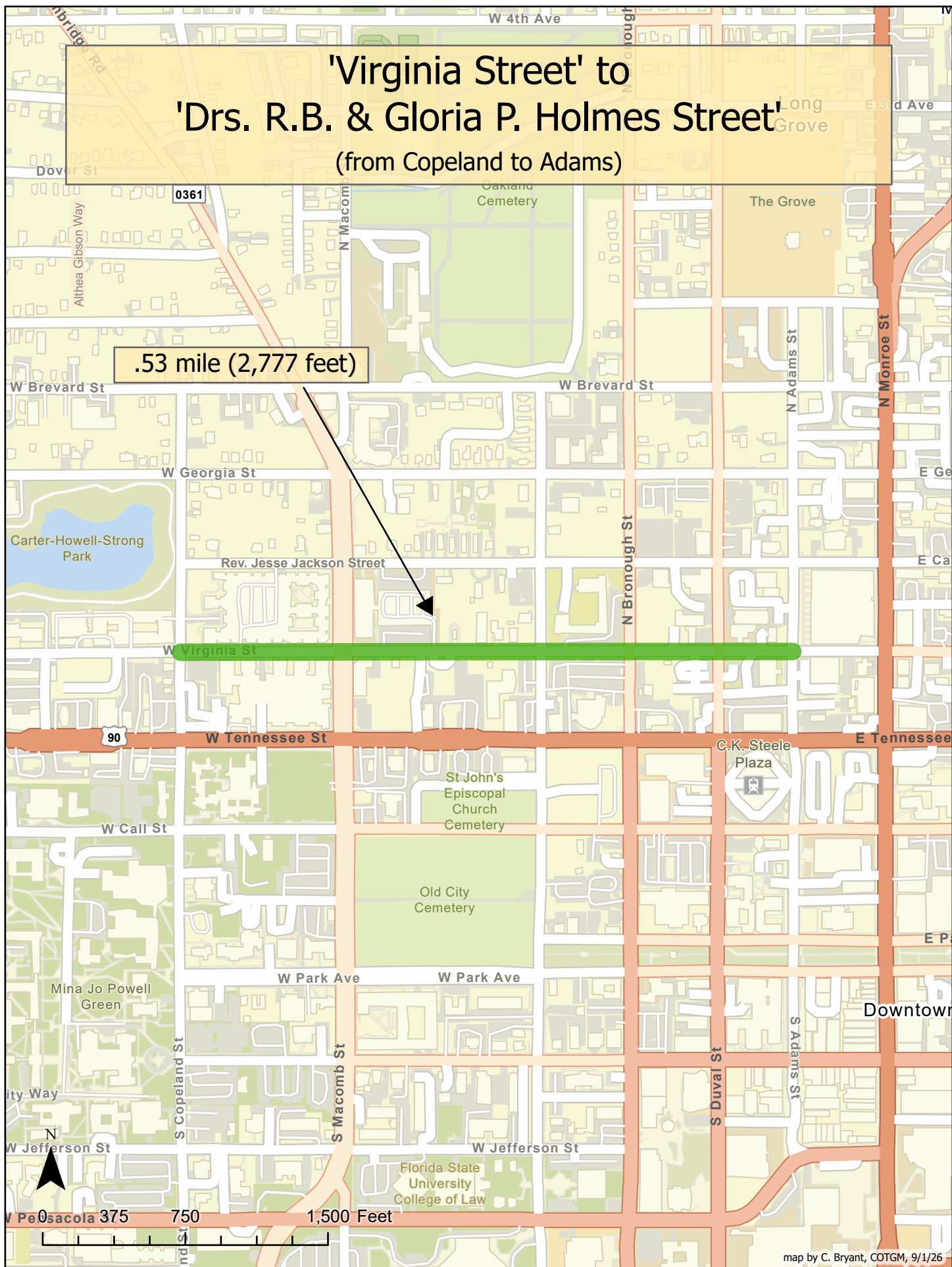
APPROVED AS TO FORM:

By: \_\_\_\_\_  
James O. Cooke, IV  
City Treasurer-Clerk

By: \_\_\_\_\_  
Amy M. Toman  
City Attorney

# Exhibit A







**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                      12.3 Update on Apalachee Ridge Technology &  
Learning Center -- Robert Culverhouse, Real Estate  
Management**

|                    |                                 |
|--------------------|---------------------------------|
| Category           | Policy Formation and Direction  |
| Recommended Action | Option 1: Commission direction. |

For more information, please contact: Robert Culverhouse, Real Estate Management, (850) 891-8068

***Statement of Issue***

At its August 26, 2026, meeting, the City Commission directed staff to prepare an informational agenda item regarding the Apalachee Ridge Technology and Learning Center (Center).

The Greater Apalachee Ridge Estates Neighborhood Association (GARENA) has requested that the City sell or transfer ownership of the Center to the organization and codify the continuation of the City's current annual allocation of \$10,000. GARENA states that long-term site control is needed to obtain adequate liability insurance, meet grant requirements, and support continued programming.

This item seeks City Commission direction.

***Recommended Action***

Option 1: Commission direction.



## Supplemental Material/Issue Analysis

### *History/Facts & Issues*

In 1996, the City adopted a Neighborhood Strategic Plan directing staff to develop a neighborhood planning process. The City subsequently established the Community Neighborhood Renaissance Program in partnership with the Community Neighborhood Renaissance Partnership (CNRP), a nonprofit organization comprising public, private, faith-based, and educational institutions within the Tallahassee-Leon County community.

In 1999, the Renaissance Neighborhood Program was initiated in the Apalachee Ridge Estates neighborhood. In December 2001, the City adopted the Apalachee Ridge Estates Neighborhood Renaissance Plan. As part of the plan's implementation, the City purchased a single-family home in the neighborhood in 2002 and renovated it for use as the Apalachee Ridge Technology and Learning Center (Center). The Center was established to expand community access to technology, education, vocational training, and recreational opportunities.

The plan called for the Center to be equipped with the hardware, software, and personnel needed to provide these services. CNRP, the City, the Apalachee Ridge Estates Neighborhood Association, and Comcast Cable were identified as primary implementers. CNRP was responsible for the Center's administration and management, while the City retained ownership of the property. Programming included after-school homework assistance, college preparation workshops, résumé development, adult education courses, small-business training and outreach, and other technology-related instruction.

The Center initially received support from a coalition of public, educational, and private-sector partners, including the City, Leon County School Board, Leon County Board of County Commissioners, Tallahassee Community College, Florida State University, Florida A&M University, Capital City Bank, and United Way. Each partner committed to contributing \$10,000 annually from 2002 through 2007.

Beginning in 2007, the economic downturn and housing crisis affected the neighborhood and the Center's operations. The loss of business partnerships and associated funding was accompanied by decreases in board participation, programming, and educational activities. The Center continued operating at a reduced capacity with volunteer assistance.

In 2012, the City and CNRP entered into a three-year contract with Center Director Terrance McNeil to manage the Center and its programs for \$50,000 annually. The arrangement was intended to restart fundraising activities and was contingent upon the availability of funding. The contract ended in May 2015 when funding was no longer available.

By 2016, the Center was operating on a limited, by-appointment basis, and CNRP's lease for the facility was no longer in effect. City staff engaged CNRP and the Greater Apalachee Ridge Estates Neighborhood Association (GARENA) regarding proposals to expand the Center's operations and establish a sustainable management structure. After reviewing both proposals,

the City Commission authorized staff in October 2016 to negotiate an agreement with GARENA to manage the Center. The resulting Operating, Use, and Lease Agreement took effect in May 2017.

Under the agreement, the City retains ownership of the property, and GARENA is responsible for managing and operating the Center. GARENA's responsibilities include maintaining a fiscal partnership with Tallahassee Lenders' Consortium or a similar entity; pursuing fundraising through site monetization, a \$10,000 donor campaign, at least 10 business partnerships, and a minimum of \$20,000 in additional programming funds; completing annual site and equipment audits; establishing a \$20,000 reserve for facility repairs and updates; maintaining appropriate staff and volunteers; providing a regular program schedule; maintaining community partnerships; and submitting program reports to the City for evaluation.

Since assuming responsibility for the Center, GARENA has provided programming focused on digital literacy, workforce development, financial education, tutoring, senior services, and community engagement. In response to the City's request for participation information, GARENA provided the following estimated annual participation figures on September 2, 2026, covering calendar years 2016 through 2024. GARENA estimates that the Center could serve up to 120 participants per week, or approximately 4,800 participants over 40 weeks, when operating at full capacity. GARENA states that programming was limited in 2025 because the month-to-month arrangement affected its ability to obtain adequate liability insurance.

| <b>Year</b> | <b>Estimated Annual Visits</b> | <b>Programming Weeks</b> | <b>Summary</b>                                                                      |
|-------------|--------------------------------|--------------------------|-------------------------------------------------------------------------------------|
| 2016        | 400                            | 32                       | Programming operated at reduced capacity using a by-appointment model.              |
| 2017        | 600                            | 38                       | GARENA began operating under the agreement in May, and programming expansion began. |
| 2018        | 600                            | 40                       | Partnership programming, adult education, and K-12 tutoring expanded.               |
| 2019        | 800                            | 42                       | The Center maintained a full                                                        |

|              |             |            |                                                                                                  |
|--------------|-------------|------------|--------------------------------------------------------------------------------------------------|
|              |             |            | programming calendar.                                                                            |
| 2020         | 250         | 18         | The COVID-19 pandemic restricted in-person programming and prompted a shift to virtual services. |
| 2021         | 800         | 36         | In-person programming resumed, and a 52-week Digital Equity Broadcast Series was launched.       |
| 2022         | 1400        | 40         | Partner-supported programming and community engagement increased.                                |
| 2023         | 600         | 44         | Programming continued alongside significant facility repairs and technology investments.         |
| 2024         | 800         | 42         | Programming continued while insurance and site-control concerns emerged.                         |
| <b>Total</b> | <b>5950</b> | <b>332</b> | <b>Estimated participation and programming activity from 2016 through 2024.</b>                  |

Since 2017, the City has allocated \$10,000 annually to the Center. According to information provided to the City, GARENA reports receiving between approximately \$348,500 and \$363,000 in grants and financial contributions from public, private, and philanthropic sources during its operation of the Center. Reported funding includes \$120,000 from the Comcast Foundation, \$50,000 from the Community Foundation of North Florida, approximately \$16,000 in community and corporate donations, \$20,000 through the Leon County CARES program, \$117,500 from the Rotary Foundation, \$20,000 from Leon County, and between \$5,000 and \$19,500 from Envision Credit Union. GARENA separately reports more than \$100,000 in estimated volunteer and in-kind contributions.

Under the agreement, responsibility for facility maintenance and repairs is divided between the City and GARENA. The City is responsible for repairs to the roof, foundation, and exterior walls and for certain building systems located beyond the exterior walls. Since 2016, the City has spent approximately \$14,913 on repairs and improvements at the Center, including miscellaneous repairs, plumbing work, and the installation of two ADA-compliant toilets, a roof replacement, LED lighting materials, and an HVAC replacement.

### **GARENA Requests**

GARENA currently operates the Center under a month-to-month Operating, Use, and Lease Agreement with the City. GARENA has requested that the City sell or transfer ownership of the Center at 937 Kendall Drive to the organization and codify the continuation of the City's annual allocation of \$10,000. GARENA states that the requested actions would provide the site control needed to obtain insurance, satisfy grant requirements, resume and expand programming, and support the Center's long-term operations.

### ***Options***

1. Commission Direction

### ***Attachments/References:***

1. Attachment 1 - Operating, Use, and Lease Agreement
2. Attachment 2 - GARENA City Commission Information Package

## OPERATING, USE AND LEASE AGREEMENT

THIS AGREEMENT ("Agreement"), dated May 17, 2017, is made and entered into by and between the CITY OF TALLAHASSEE, a Florida municipal corporation ("CITY"), whose address is 300 South Adams Street, Tallahassee, Florida 32301, and the GREATER APALACHEE RIDGE ESTATES NEIGHBORHOOD ASSOCIATION ("GARENA"), whose address is 934 Cochran Drive, Tallahassee, Florida, 32301 (collectively referred to as the "Parties").

WHEREAS, the CITY owns 937 Kendall Drive, Tallahassee, Florida, located in the Apalachee Ridge subdivision in Tallahassee, Florida and identified as Leon County Tax Parcel Identification Number 31-07-25 H0010 ("Property"); and

WHEREAS, the City desires to allow the Property for use as the Apalachee Ridge Tech Center ("Center") to provide community outreach, classes and training; and

WHEREAS, the GARENA desires to operate and use the Center to provide community outreach, classes and training; and

WHEREAS, the parties seek to enter into this Agreement setting forth the terms and conditions for the GARENA's use of the Property and Center.

NOW THEREFORE, the Parties hereby agree to the following terms and conditions for the future use and maintenance responsibilities for the Property.

- 1) **TERM AND RENTAL FEE** – The term of this Agreement will be from May 1, 2017 through December 31, 2019. The GARENA shall pay rent in the amount of \$1.00 annually, due on the anniversary date of the Agreement.
- 2) **CANCELLATION** – This Agreement may be cancelled without cause by either party with sixty (60) days prior written notice.
- 3) **USE OF PREMISES** – The leased Premises shall include the Property and the Center. The Premises shall be used for the purposes as set forth herein. GARENA shall not use the Premises for any other purposes contrary to this Agreement, any law or ordinance duly constituted, nor shall GARENA'S use of said Premises constitute a nuisance. GARENA shall not use the Premises in any manner that would adversely affect the terms and conditions of a standard fire insurance policy or increase the fire insurance premium. GARENA shall not use the outside Premises for storage of equipment or materials of any kind. Any change in the use of the Property or Center is subject to the prior written approval of the CITY.

- 4) **INDEMNIFICATION** – GARENA hereby agrees to indemnify, defend, and hold harmless the CITY, its present and future officers, directors, employees, and its successors in interest in the Property, from and against any and all liabilities, penalties, fines, forfeitures, demands, claims, causes of action, suits, costs and expenses incidental thereto (including cost of defense, settlement and reasonable attorney fees), which any or all of them may hereafter suffer, incur, be responsible for, or pay out as a result of injury to any person, or damage of any property, resulting from the use of the Premises by GARENA under this agreement. The provisions of this section shall survive the termination of this Agreement and any subsequent transfer or sale of the Property by the CITY.
  
- 5) **UTILITIES, MAINTENANCE AND OPERATING EXPENSES** – GARENA shall pay all utilities telephone, janitorial services, interior maintenance, including but not limited to plumbing, electrical, windows, doors, mechanical and incidental repairs, maintenance and all other daily operational expenses. The CITY shall maintain the integrity of the exterior of the building in an “as is” condition and shall be responsible for any repairs to the roof, foundation and outside walls of the building, subject to the availability of funds. The CITY shall be responsible for the repair and replacement of the electrical, air-conditioning and plumbing systems, which are beyond the exterior walls of the Premises, but which serve the Premises. GARENA shall be responsible for repairs and maintenance required to remedy any damages to the Premises caused by GARENA, its guests, agents, employees, subcontractors or invitees. –
  
- 6) **INSURANCE** -At all times during the Term of this Agreement, and any renewals or extensions thereof, GARENA shall obtain and keep in full force and effect, insurance in the type and limits specified below:
  - (a) Commercial General Liability Insurance: Coverage to insure against liability for bodily injury, death and for property damage in an amount not less than \$1,000,000 combined single limit on a per occurrence basis.
  
  - (b) Tenants Insurance: Coverage to protect against theft, loss or damage to personal property and other risks typically covered by an "all risk" policy form. Coverage

shall be on a 100% replacement cost basis to cover the replacement cost of GARENA's personal property in the Premises.

- (c) **Worker's Compensation:** Coverage as required by law providing benefits for all persons employed by GARENA in connection with the Premises.

Each insurance policy providing the aforementioned coverage shall name the City of Tallahassee as additional named insureds and shall be underwritten by insurance companies that are licensed or authorized to do business in and shall be in good standing with the State of Florida and rated B+ or better by AM Best and Company or its equivalent. Any deductibles or self-insured retentions must be declared to and approved by the City of Tallahassee. Each policy shall be issued for a term of not less than one year and shall contain a clause stating that the insurer will not cancel or change the insurance without first giving Landlord thirty (30) days prior written notice. Tenant shall furnish the City of Tallahassee with certificates of insurance and with original endorsements affecting coverage required by this Section, which shall be provided to the City of Tallahassee at the time of execution of this Agreement.

- 7) **TITLE AND OWNERSHIP:** The CITY covenants that the CITY has good title to the Premises and has the right and authority to execute this Agreement for the term and upon the conditions herein contained.
- 8) **QUIET ENJOYMENT:** The CITY covenants that GARENA, on the performance of the terms and conditions of this Agreement, shall and may peaceably and quietly have, hold, and enjoy the Premises for the Term aforesaid.
- 9) **ALTERATIONS TO PREMISES:** GARENA shall have no right to make any alterations to the Premises without the prior written consent of the CITY, which consent shall be in the CITY's sole discretion.
- 10) **BANKRUPTCY:-** In the event of bankruptcy, insolvency or assignment of assets for benefit of creditors by either party hereto, the other party shall have the right to terminate this Agreement..

- 11) **ASSIGNMENT:** GARENA may not assign this Agreement or sub-let all or any part of the Premises, nor may the Agreement be assigned or the Premises sub-let by operation of law. The CITY may assign this Agreement and may transfer ownership of the Premises.
- 12) **DEFAULT:** If GARENA shall fail to perform any of the Agreements or covenants on GARENA's part required to be performed under this Agreement, or shall GARENA abandon the Premises prior to the expiration of the term, and such failure shall continue for a period of ten (10) days after written notice, the CITY may, at the CITY's option, terminate this Agreement. In the event of such default on the part of GARENA, the CITY shall be entitled to recover from GARENA all damages suffered thereby, including a reasonable sum for attorneys' fees incurred by the CITY for enforcing the CITY's rights hereunder.
- 13) **PROPERTY OF GARENA:** GARENA agrees that all furnishings, trade fixtures, and other property of the GARENA located on the Premises shall be so located at the sole risk of the GARENA and the CITY shall not, in any manner whatsoever, be liable for any damage to any such property of GARENA.
- 14) **RIGHT OF ENTRY:** The CITY shall have the right to enter the Premises at reasonable hours during the day or night to examine the same as the CITY may deem necessary, or to exhibit the same to prospective purchasers, lenders, or contractors.
- 15) **CONDEMNATION:** If at any time during the term of this Agreement, the Premises or any such part are taken for any public or quasi-public use under statute or right of eminent domain by the CITY of Tallahassee, GARENA hereby waives any and all claims against the CITY of Tallahassee as a condemning authority for any actual provable damages caused by such condemnation proceedings. GARENA shall have the option of terminating this Agreement in the event of condemnation when a condemning authority shall have taken possession. Other than a condemnation proceeding by the CITY of Tallahassee, GARENA and the CITY shall be free to make a claim against the condemning authority for the amount of the actual provable damage done to each of them in such proceedings.



- 16) **TAXES AND ASSESSMENTS:** The CITY shall pay all real estate taxes and assessments assessed against the Premises.
- 17) **SALE OR TRANSFER OF CITY'S INTEREST:** In the event of the sale, assignment, or transfer by the CITY of the CITY's interest in the Premises, the CITY shall thereupon be released or discharged from all covenants and obligations of the CITY except such liabilities and obligations of the CITY as shall have accrued prior to any such sale, assignment, or transfer, and GARENA agrees to look solely to such successor in interest of the CITY for performance of such obligations.
- 18) **HOLDING OVER:** In the event GARENA remains in possession of the Premises after the expiration of this Agreement, or of any renewal and extension thereof, without the execution of a new Agreement, GARENA shall be deemed to be occupying said Premises at will and subject to all the conditions, provisions and obligations of this Agreement insofar as the same are applicable to a month-to-month tenancy, and in no event shall there be any renewal of this Agreement by operation of law.
- 19) **NOTICES:** Whenever notice shall or may be given to either of the parties by the other, each such notice shall be in writing and be by registered or certified mail addressed to the party at the address first set forth above, unless changed in the manner hereinafter provided. The foregoing addresses may be changed by notice given in like manner. Any such notice shall be deemed to have been given at the time it is placed in the mail with proper postage affixed.
- 20) **NON-WAIVER PROVISION:** The failure of either party hereto to insist upon any rights or remedies that either party shall have and shall not be deemed to be a waiver of any subsequent breach or default under the terms hereof.
- 21) **SURRENDER OF PREMISES AND EQUIPMENT:** GARENA shall surrender to the CITY the Premises at the expiration of the Term hereof, or any extension thereof, or upon termination by virtue of GARENA's default.
- 22) **ABANDONMENT OF PREMISES:** If, for any reason, the GARENA abandons the Premises, the CITY, at the CITY's sole option, shall have the right to terminate this Agreement, in which event, neither party shall be obligated to the other for matters thereafter occurring, or, in the alternative, the CITY may elect to keep this Agreement

in full force and effect, in which latter event, the CITY and GARENA shall continue to be bound and obligated to the other pursuant to the terms hereof.

23) **SUCCESSORS AND ASSIGNS AND INCLUSIVENESS OF TERMS:** The covenants, conditions, and Agreements contained in this Agreement shall bind and inure to the benefit of the CITY and GARENA and their respective legal representatives, successors and, except as otherwise provided in this Agreement, their assigns. Whenever the CITY and GARENA are herein referred to, such reference shall be construed as applying to their respective successors in interest and assigns and, where the context requires or admits, to their agents, employees, invitees, and similar representatives.

24) **LIENS:** All persons are put upon notice of the fact that GARENA does not, and will in no event under any circumstances, have the power to subject the interest of the CITY in the Premises to any mechanic's or materialmen's liens or lien of any kind. GARENA further agrees, upon request of the CITY to furnish the CITY with a list of all persons or entities furnishing labor or material to said Premises so that the CITY may advise such persons or entities of the aforesaid provisions.

GARENA covenants and agrees with the CITY that GARENA will not permit or suffer to be filed or claimed against the interest of the CITY in the Premises during the continuance of this Agreement any lien or claim of any kind, and if such lien be claimed or filed, it shall be the duty of GARENA with ten (10) days after written notice from the CITY to cause the Premises to be released from such claim, either by payment or by the posting of bond or by the payment into the court of the amount necessary to relieve and release the Premises from such claim. Any lien placed by GARENA on the Premises shall be subject to and subordinate to the CITY's interest in the Premises.

25) **PUBLIC ENTITY CRIMES:** In accordance with Section 287.133, Florida Statutes, signatory for GARENA hereby certifies that to the best of his/her knowledge and belief neither GARENA nor its affiliates has been convicted of a public entity crime. Violation of this section by GARENA shall be grounds for termination of this AGREEMENT by the CITY.

26) **PUBLIC RECORDS:** The Parties acknowledge that the City is a governmental entity subject to the Florida Public Records Law, as governed by Chapter 119, Florida

Statutes. In accordance with Section 119.0701, Florida Statutes, the following provisions are included in this contract:

**IF GARENA HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO GARENA'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT CITY OF TALLAHASSEE, TREASURER-CLERK'S OFFICE, RECORDS DIVISION, CITY HALL, 300 SOUTH ADAMS STREET, TALLAHASSEE, FLORIDA 32301, (850) 891-8130, RECORDS@TALGOV.COM.**

- 27) **NON DISCRIMINATION**: GARENA shall not discriminate, directly or indirectly, against any employee, applicant for employment or user of the Center on the basis of race, color, creed, religion, sex, age, handicap, disability, sexual orientation, gender identification, ancestry, national origin, marital status, familial status, or any other protected class pursuant to Federal, State or Local law. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment, advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship and utilizing the Center's resources. GARENA shall post in conspicuous places, available to employees and applicants for employment, notices as provided by the City upon GARENA's request, setting forth the provisions of this nondiscrimination clause. GARENA shall incorporate this provision in all subcontracts for services provided under this Agreement.
- 28) **RADON GAS**: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon testing may be obtained from the county public health unit.
- 29) **CAPTIONS**: The captions in the Agreement are for convenience only, are not a part of this AGREEMENT and do not in any way limit or amplify the terms and provisions of this AGREEMENT.

- 30) **ENTIRE AGREEMENT:** This Agreement contains all the Agreements between the parties hereto and may not be modified in any manner other than by Agreement in writing signed by all the parties hereto, or their successors in interest.
- 31) **CHOICE OF LAW:** This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Florida.
- 32) **RESPONSIBILITIES AND OBLIGATIONS OF GARENA**
- (a) GARENA shall maintain a partnership with the Tallahassee Lenders' Consortium (TLC), or another similar entity, to assist GARENA with fiscal and budget matters. The GARENA shall notify the CITY within ten (10) calendar days if an entity other than TLC is selected as a partner.
  - (b) GARENA shall engage in the following fundraising campaigns to ensure that capital and financial resources are available to support on-going operations at 937 Kendall Drive (Tax parcel #310725 H0010) in Apalachee Ridge Subdivision:
    - i. Site Monetization: GARENA will provide a contracted schedule of use for non-profit organizations and private contributors who are interested in sponsoring 3-hour timeslots for residents' educational opportunities. The timeslots would be made available to non-profits and agencies with a specific focus on tangible improvement to the community and benefit to the property owners within this neighborhood. They are estimating potential revenues in the amount of \$160,000 (16 @ \$10,000 per timeslot).
    - ii. Donor Drive: GARENA will launch its 100 Friends fundraiser activity within the community to fund activities specifically for the operation of the Tech Center with a goal of raising \$10,000 (100 people @ \$100/donation).
    - iii. Long Term Corporate Partnership: GARENA will target a minimum of 10 businesses in an effort to generate \$25,000 in corporate partnership funding. (10 long-term partners @ \$2,500).
    - iv. Grants: GARENA's goal is to procure \$20,000 in additional funding for the programming needs of the Tech Center. GARENA has already secured a \$10,000 grant from Neighbor Works America and is currently working on

securing an additional \$10,000 through a technology education grant pilot program. (\$20,000-\$10,000 already secured).

- (c) GARENA will conduct a site and equipment audit annually and is committed to ensuring a sound structural condition and safety of the Tech Center. This audit will provide a status update on the condition of the property and equipment. A reserve fund of \$15,000 will be established to ensure equipment upgrades are ongoing to keep up with the demand of resident training and to manage replacements as needed. Additionally, a reserve fund of \$20,000 will be established to ensure that facility repairs/upgrading are ongoing and meet the needs for partners and those who would utilize the space on a continuous basis.
- (d) GARENA will utilize a mix of staffing options which will include an Executive Director and other full-time, part-time and volunteers to facilitate programming, mentoring and tutoring at the Tech Center.
- (e) GARENA will maintain a program schedule (see addendum attached to this agreement) which encourages long-term partnerships and progressive intergenerational learning opportunities for residents. Training opportunities in the area of math and science, financial literacy, entrepreneurial development and career training will be offered. GARENA will establish community partnerships with Career Source and other local businesses, the Tallahassee Lenders Consortium, Domi Station and others to facilitate these opportunities.
- (f) GARENA will submit quarterly reports to the City of Tallahassee Administration and Professional Services for the purpose of evaluation of the programs.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed on their behalf, by their respective duly authorized representatives.

*Signed, sealed and delivered  
in the presence of:*

CITY OF TALLAHASSEE

Cindy Dickinson  
1<sup>st</sup> Witness Signature

Cindy Dickinson  
Print 1<sup>st</sup> Witness Name

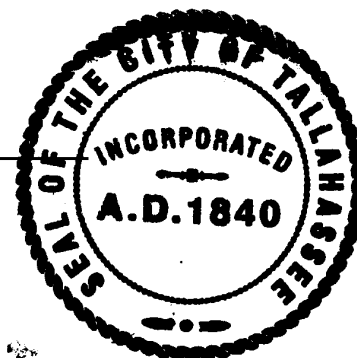
Christine White  
2<sup>nd</sup> Witness Signature

Christine White  
Print 2<sup>nd</sup> Witness Name

Ricardo Fernandez  
City Manager

ATTEST:

James O. Cooke, IV  
James O. Cooke, IV  
City Treasurer-Clerk



STATE OF FLORIDA  
COUNTY OF LEON

THE FOREGOING instrument was acknowledged, before me this 17 day of May, 2017, by Ricardo Fernandez, well known to me to be the City Manager of the City of Tallahassee, a Florida municipal corporation, on behalf of and under the authority duly vested in him by said municipal corporation.



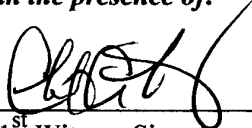
Susan R. Myers  
NOTARY PUBLIC

Susan R. Myers  
Print Notary Name  
My Commission Expires: 11/7/18

Approved as to form:

By: Kristen Coons McRae  
Kristen Coons McRae  
Assistant City Attorney

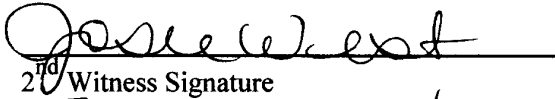
Signed, sealed and delivered  
in the presence of:



1<sup>st</sup> Witness Signature

CHRISTIC A HENRY

Print 1<sup>st</sup> Name



2<sup>nd</sup> Witness Signature

Josie West

Print 2<sup>nd</sup> Name

Greater Apalachee Ridge Estates  
Neighborhood Association

By: 

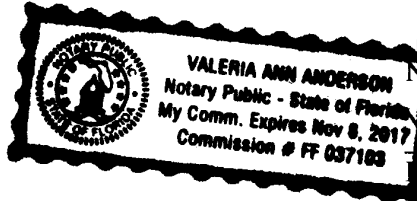
PERRY L. WEST

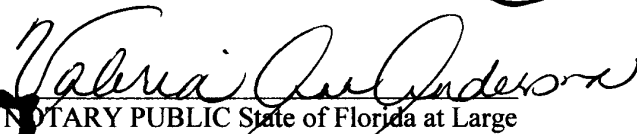
Print Name

As Its: PRESIDENT

STATE OF FLORIDA  
COUNTY OF LEON

THE FOREGOING instrument was acknowledged before me this 27<sup>th</sup> day of April 2017 by Perry L. West, as President of the Greater Apalachee Ridge Estates Neighborhood Association, Inc., who is personally known to me or who has produced driver license (type of identification) as identification, and who did (did not) take an oath.





NOTARY PUBLIC State of Florida at Large

Valeria Ann Anderson

Print Notary Name

My Commission Expires: Nov. 8, 2017



## **Adopted Specific Fundraising Plan for Apalachee Ridge Technology & Learning Center**

Per our submitted proposal and action plan for the reinvigoration of the Apalachee Ridge Technology & Learning Center, please accept this as an addendum to our proposal regarding metrics and work plan to fulfill the stated fundraising goals and objectives.

### **1. The Goal**

The goal of Greater ARENA is to raise a minimum of \$150,000 annually to facilitate the ongoing impact and improvement of the Apalachee Ridge Technology & Learning Center. These funds will be allocated to ensure the following goals are met: 1) Audit and replacement of technology and learning center equipment; 2) Establishment of an ongoing facility improvement/maintenance reserve; 3) Hiring and compensation of Staff per proposal; 3) Programming and services in line with MISSION of the Center and GARENA; 4) Funding of appropriate risk/liability insurances and bonding to protect patrons/citizens, GARENA's Board of Directors, and the City of Tallahassee; 5) exploratory programmatic funding to partner with organizations to launch additional programs and services needed.

### **2. The Mission**

Per the proposal plan submitted, we have fully documented our fundraising goals in the proposal with a mission to launch the new Apalachee Ridge Technology & Learning Center as a holistic programmatic incubator for cutting edge vocational, technology, cultural and entrepreneurial development within a neighborhood context.

### **3. The Tactics**

We will raise the full amount by working along with citizen stakeholders, long-term partners and past contributors to communicate the reinvigorated mission of the Center and focus our fundraising on the following tactics:

- 100 Friends of GARENA Community Fundraising Campaign
  - o Simply building awareness of Center with community and raising a minimum of 100 donors @ \$100.00 per contribution
  - o Campaign would run for one (1) month and a "GoFundMe" platform launched for ease of contribution
- Site Monetization with strategic partners as identified in the submitted proposal
  - o Per the proposal, we have identified 14 time slots available for standing programming/services/activities at the Center
  - o Finalized programmatic partners list to be finalized/submitted to City of Tallahassee by June 30<sup>th</sup>, 2017

rev. 04-26-2017





### **Adopted Specific Fundraising Plan for Apalachee Ridge Technology & Learning Center**

- Request letter/presentations to programmatic partner entities to be submitted/conducted prior to June 30<sup>th</sup>, 2017
- Contributions from previous partners/sponsors
  - List of previous Center contributors have been researched; re-establishment of 10 financial contributors to these organizations to be done with the establishment of COT Staff
- Grant submissions for up to \$20000- preference for multiple year granting opportunities
  - 4 Grant proposals in partnership with programmatic partners currently in development; requests for each is the procurement of a minimum of \$10000 per grant directly to GARENA

#### **AT A GLANCE:**

1. **Individual Giving/Minor Donor Annual Giving and Multi-Year Giving Campaign**
  - “Friends of GARENA” Raise 100 individual donors @ \$100 per contribution
  - Send at least 50 formal invitations and sponsorship requests targeted at local churches/social organizations/societies who would like to support this effort with small donations of \$250 or \$500
2. **Major Donor Groups**
  - Establish at least 10 major donor partners at \$2500+ for up to 5 years
3. **Events**
  - Open House @ ARENA Technology & Learning Center (build awareness and procure sponsorship)
4. **Direct Mail**
  - 2 Semi-Annual Open House Events @ ARENA Technology & Learning Center to build awareness and procure sponsorship (Fall & Spring)
  - Quarterly mailings to at least 5000 households/businesses within a 2 mile radius of Center updating on programs & services and offering opportunities to contribute
5. **Online and E-Giving**
  - Ongoing use of GARENA GoFundMe® site and other component digital fundraising sites
  - Launch of four seasonal community story/testimonial campaigns designed to utilize cross-social and web-based platforms targeted to a regional audience of 25,000 followers
6. **Grants**
  - Submit proposals to relevant local Foundations, Corporate, Government
  - Participation in local “pitch nights” for non-profits to procure and funding opportunities and build Center awareness

rev. 04-26-2017



## Adopted Specific Fundraising Plan for Apalachee Ridge Technology & Learning Center

### 4. Fundraising Campaign Timeline/Progress Metric

This fundraising calendar provides a framework of activities for stated fundraising goals and a general metric for our Board of Directors and funders/partners to gauge our success. It is not exhaustive; activities and actions breakdowns and updates will be provided in our semi-annual report/presentation to City of Tallahassee and participating funders.

| Season                                       | Fundraising Campaign                                                                                                                              | Projected Launch Date/Location                                  | Projected Outcomes                                                                                                                                                                                                                                                               |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Spring<br/>(March 2017-<br/>May 2017)</b> | 100 Friends of GARENA/Minor Donors Friendraising Campaign<br><i>(in development)</i>                                                              | 5/1/2017<br>Online/Virtual/<br>Direct Mailing                   | <ul style="list-style-type: none"> <li>- <b>\$10,000 minimum campaign net return (100% of GOAL)</b></li> <li>- Establish database of at least 100 annual donors &amp; followers</li> </ul>                                                                                       |
|                                              | Site Monetization Master Planning/MOU Finalization from Programmatic Partners                                                                     | Ongoing                                                         | <ul style="list-style-type: none"> <li>- <b>Monetization of 25% (4) of available timeslots to site partners @ \$10,000/annual contribution by 8/15/2017 (\$40,000- 25% of GOAL)</b></li> <li>- Confirmation of Site Usage Plan/Schedule; MOU submitted to all parties</li> </ul> |
|                                              | Development/Submission of Full Grant Proposal to 20 relevant Foundations/ Governmental Agencies/ Funding Organizations<br><i>(in development)</i> | 5/30/2017<br>Online/Virtual/Dire<br>ct Mailing/<br>Presentation | <ul style="list-style-type: none"> <li>- Submit programmatic proposal in partnership or separate</li> <li>- Receive invitations for presentation from community funding sources</li> </ul>                                                                                       |

rev. 04-26-2017



Apalachee Ridges Estates Neighborhood Association Inc.

### Adopted Specific Fundraising Plan for Apalachee Ridge Technology & Learning Center

|                                                    |                                                                                                                            |                                           |                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Summer<br/>(June 2017-<br/>August 2017)</b>     | ARENA Tech Center Grand Opening Media Event<br><i>(in planning)</i>                                                        | 8/7/2017<br>Event @ ARENA<br>Tech Center  | <ul style="list-style-type: none"> <li>- Media awareness/coverage for Center and program site partners</li> <li>- Acknowledgement of funds raised through funding activities</li> </ul>                                                                                                  |
|                                                    | RESPONSES from Submission of Full Grant Proposals to 20 relevant Foundations/ Governmental Agencies/ Funding Organizations | Ongoing, Virtual                          | <ul style="list-style-type: none"> <li>- <b>Receive a minimum of \$25,000 in grant funding (100% of projected GOAL)</b></li> <li>- Schedule formal check presentation &amp; press conference for source funders as needed</li> </ul>                                                     |
|                                                    | Semi-Annual Progress Report to City of Tallahassee                                                                         | 09/2017<br>TBD by COT<br>Staff/GARENA BOD | <ul style="list-style-type: none"> <li>- Opportunity to engage Commission and Staff on progress, challenges</li> <li>- Establish remaining actions necessary to fully meet fundraising goals</li> <li>- <b>Obtain \$75,000 in funding commitments (47% of projected GOAL)</b></li> </ul> |
| <b>Fall<br/>(September-<br/>November<br/>2017)</b> | <b>Fall Program Series Launch!!!</b>                                                                                       |                                           |                                                                                                                                                                                                                                                                                          |

rev. 04-26-2017



**Adopted Specific Fundraising Plan for  
Apalachee Ridge Technology & Learning Center**

|                                            |                                                       |                                                                                |                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------|-------------------------------------------------------|--------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                            | Site Monetization "Partnership"<br>Recruitment Drive  | Ongoing                                                                        | <ul style="list-style-type: none"> <li>- <b>Recruitment of four (4) additional site partners/sponsors at \$10,000 per program slot (\$40,000- 50% of GOAL)</b></li> <li>- Execution of MOU for new site partners</li> </ul>                                                                                                                 |
| <b>Winter<br/>(Dec 2017-<br/>Feb 2017)</b> | Major Donor Fundraising Drive                         | 01/17/2018<br>Winter Kickoff<br>Open House<br>Reception @<br>ARENA Tech Center | <ul style="list-style-type: none"> <li>- Formal Presentation to over 20 local educational institutions, foundations, and prospective local businesses asking for long term financial support (3-5 years)</li> <li>- <b>Minimum of 10 commitments at \$2500/annually for 3-5 years (\$25,000 minimum- 100% of projected GOAL)</b></li> </ul> |
|                                            | Semi-Annual Progress Report to<br>City of Tallahassee | 03/2018<br>TBD by COT<br>Staff/GARENA BOD                                      | <ul style="list-style-type: none"> <li>- Engage Commission and COT Staff on progress, challenges and discuss 2018 fundraising plans</li> <li>- <b>Have raised at least \$65,000 in funding commitments (\$140,000 TOTAL YTD; 87.5% of projected GOAL)</b></li> </ul>                                                                        |

rev. 04-26-2017



CITY COMMISSION INFORMATION PACKAGE

# A Community Asset. A Clear Path Forward.

Request for Site Transfer and Continuation  
of the City’s Annual Funding Commitment

| THE SITE          | THE ASK                | THE PURPOSE                                 |
|-------------------|------------------------|---------------------------------------------|
| 937 Kendall Drive | Transfer + partnership | Resident-led digital<br>engagement + access |

Presented to the Tallahassee City Commission

September 2, 2026

Greater Apalachee Ridge Estates Neighborhood Association, Inc.

Apalachee Ridge Technology & Learning Center

## DECISION BRIEF

## Commission action requested

**REQUESTED ACTION**

Approve the sale or transfer of 937 Kendall Drive—the Apalachee Ridge Technology & Learning Center—to GARENA, and formally continue the City’s annual funding commitment via BRIDGE grant as part of the long-term agreement.

GARENA seeks a durable, resident-led solution that protects public programming, strengthens grant compliance, and fulfills the community vision adopted through the 2001 Apalachee Ridge Neighborhood Improvement Plan.

|                           |                       |                             |                             |
|---------------------------|-----------------------|-----------------------------|-----------------------------|
| <b>2001</b>               | <b>\$480K+</b>        | <b>\$100K+</b>              | <b>4,800</b>                |
| Neighborhood plan adopted | Documented investment | Volunteer and in-kind value | Annual participant capacity |

### Why action is needed now

- **Insurance:** The month-to-month arrangement prevents GARENA from obtaining adequate site liability coverage for open-to-the-public programming.
- **Grant compliance:** Institutional funders require demonstrated site control and continuity for facility-based, multi-year commitments.
- **Community investment:** Residents and partners have invested substantial capital, labor, technology, and organizational capacity in the Center.
- **Resident stewardship:** Transfer would align legal control with the resident-led stewardship model envisioned in the adopted neighborhood plan.

### Package guide

|                                       |                                     |
|---------------------------------------|-------------------------------------|
| 1 Organizational history & background | 6 Legislative funding advocacy      |
| 2 Site control, lease & insurance     | 7 In-kind & volunteer contributions |
| 3 Programming & visitation            | 8 Future plans & commitments        |
| 4 Facility investment & upgrades      | 9 Formal request to the Commission  |
| 5 Grants & funding partnerships       | 10 Investment summary & closing     |

**EXECUTIVE SUMMARY****The case for resident-led ownership**

The Greater Apalachee Ridge Estates Neighborhood Association, Inc. (GARENA) respectfully presents this information package to the Tallahassee City Commission in support of its formal request for the sale or transfer of the property at 937 Kendall Drive — home of the Apalachee Ridge Technology & Learning Center (ARTLC) — to GARENA, and for the continuation of the City's annual funding commitment as part of that agreement.

For more than a decade, GARENA has served as the community steward of this facility, investing more than \$186,000 in documented grants and capital campaigns, generating over \$100,000 in in-kind volunteer contributions, and sustaining intergenerational digital empowerment programming that directly serves residents of Census Tract 10.02 — one of the most economically challenged communities in Tallahassee. This work is anchored in the Apalachee Ridge Neighborhood Improvement Plan, formally adopted by the City of Tallahassee in 2001.

The current month-to-month lease arrangement — in place since the original agreement expired on December 31, 2019 — now represents a critical threat to the Association's ability to obtain liability insurance, secure grant funding, and guarantee programmatic continuity. In 2025, programming was materially impacted as a direct result of the inability to obtain site liability coverage without demonstrated long-term site control. This package details the history, investment, community impact, and urgency behind GARENA's request, and articulates why transferring site ownership to the Association is the most responsible path forward for the residents this facility was built to serve.

**SECTION 1**

## Organizational History & Community Background

### Origin of the Apalachee Ridge Neighborhood Improvement Plan

In 1999, the City of Tallahassee, together with community partners and residents, invested in a comprehensive revitalization process for communities in Southside Tallahassee. After a rigorous application process, the Apalachee Ridge Estates Neighborhood was selected to participate. Through strategic, neighborhood-centric focus groups, residents produced a working Apalachee Ridge Neighborhood Revitalization Plan — formally adopted in 2001 — addressing thirteen critical areas of concern including neighborhood safety, economic development, homeownership, adult and community education, and students' skills and performance.

The adopted plan produced tangible results: curbed streets, sidewalks, traffic calming, drainage and retention infrastructure that lifted housing stock out of flood hazard designation, and home repair and down-payment assistance programs. The crown achievement of this process was the establishment of the Apalachee Ridge Technology & Learning Center (ARTLC), a approximately 2,000 square-foot facility at the corner of Kendall Drive and Pontiac Drive — an innovative approach to bridging the digital divide and serving as the "home base" for ongoing resident-driven advocacy.

### GARENA and the ARTLC: A Resident-Led Stewardship Model

The Greater Apalachee Ridge Estates Neighborhood Association, Inc. (GARENA) is the resident-led entity representing the Apalachee Ridge Estates neighborhood and the contiguous communities of Rolling Acres, Lynn Haven, Fairview, Meridian Park, and Council Estates/Council Properties — collectively comprising U.S. Census Tract 10.02. GARENA is a 501(c)(3) organization as recognized by the U.S. Internal Revenue Service and a registered nonprofit organization in the State of Florida.

Since assuming stewardship of the ARTLC, GARENA has provided intergenerational programming in digital equity, technology skills, financial literacy, entrepreneurship education, job readiness, K-12 tutoring, and community advocacy. The Association's work directly responds to census data showing that 28% of the neighborhood experiences some level of poverty and that a significant 21% poverty rate exists among seniors 65 and older — populations that are the primary beneficiaries of the Center's services.

**SECTION 2**

## The Site Control Crisis: Lease Status & Insurance Impact

### Current Lease Status

GARENA operates the ARTLC under Operating Use and Lease Agreement No. 997098, originally executed May 17, 2017. The initial term of that agreement expired on December 31, 2019. Despite multiple attempts at renewal — including correspondence from City Resource Management in May 2021 indicating an update was forthcoming — the lease has remained on a month-to-month, at-will basis ever since. This was confirmed in writing by City Real Estate Manager Robert Culverhouse on August 18, 2025.

Assistant City Manager Wayne Tedder acknowledged this situation in an August 18, 2025 communication, noting: "I think a good starting point for us to work through this discussion is for you to review and provide a request to us for the continued use of the facility." City Neighborhood Affairs representative Leann Watts-



Williams further confirmed that GARENA "expressed the need for them to have a lease in place to demonstrate site control for insurance and grant purposes." This package is GARENA's formal, comprehensive response to that invitation.

### Impact on Liability Insurance

The month-to-month, at-will lease arrangement has made it impossible for GARENA to obtain adequate general liability insurance coverage for the facility and site usage at 937 Kendall Drive. Insurance carriers require demonstrated long-term site control — typically evidenced by a multi-year lease, deed, or equivalent legal instrument — before underwriting coverage for a facility used for public programming. Without such a policy in place, GARENA cannot legally or safely operate open-to-the-public programming at the Center.

The organization's 2021-22 program budget submitted to the City of Tallahassee expressly included a line item of \$3,400 for "General Liability/D&O Coverage," reflecting the ongoing cost and priority of this protection. The inability to secure that coverage under the current lease status is not a bureaucratic inconvenience — it is an existential operational barrier.

### Impact on Programming — 2025

In 2025, GARENA's programming at the Apalachee Ridge Technology & Learning Center was materially disrupted as a direct consequence of the inability to obtain site liability coverage under the month-to-month arrangement. Classes, community workshops, digital equity sessions, and youth programming that residents had come to depend on were suspended or severely curtailed. Grant funders who require evidence of site control and liability coverage as conditions of disbursement were placed on notice that the Association could not guarantee program delivery, putting future funding relationships at risk.

### Impact on Grant Funding

Virtually every institutional funder — including the Comcast Foundation, Knight Foundation, and Community Foundation of North Florida — requires grantees to demonstrate site control as a precondition for facility-based programming grants. A month-to-month lease provides no such assurance. The inability to guarantee that GARENA will retain access to the facility beyond thirty days makes it increasingly difficult to make and fulfill multi-year grant commitments, jeopardizing the sustainability of all programs housed at the Center.

## SECTION 3

## Programming History, Activity & Average Visitation (2016–2024)

### Programming Overview

The Apalachee Ridge Technology & Learning Center has provided a broad and evolving portfolio of programming to residents since GARENA assumed stewardship. Core program areas have included:

- Digital literacy and technology skills training (basic computing, software applications, internet safety)
- Job readiness, career development, and workforce certification support
- Financial literacy and homeownership education (in partnership with Envision Credit Union and Tallahassee Lenders Consortium)
- K-12 student tutoring and STEM enrichment programming
- Senior digital access and social connectivity programming
- Community health, safety, and advocacy forums

- Neighborhood banking and financial empowerment initiatives
- Live-streamed community technology forums
- Neighborhood association meetings, resident planning sessions, and civic engagement activities

Programming was delivered in multiple formats: in-person classroom sessions (capacity of 12-16 per session), open computing hours (Monday–Friday 9am–6pm, Saturday 10am–3pm), partner-facilitated evening community programming, and virtual/hybrid engagement. At full capacity, the Center is designed to serve 120 in-person participants per week, translating to a target of 4,800 annual participants across 40 programming weeks.

### Average Annual Visitation Log — 2016 Through 2024

The table below presents estimated average annual visitation figures based on documented programming schedules, grant reporting, and organizational records. Note that 2020 reflects the significant impact of the COVID-19 pandemic, which shifted programming to virtual and severely limited in-person access. Programming in 2025 was further impacted by the inability to obtain long-term site liability coverage due to the month-to-month lease arrangement that has been in place since the original lease expiration on December 31, 2019.

| Year | Est. Annual Visits | Programming Weeks | Notes                                                                                                                                               |
|------|--------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| 2016 | ~400               | 32                | Post-recession recovery; programming at reduced capacity following AmeriCorps program limits; "by appointment" model                                |
| 2017 | ~600               | 38                | GARENA executes Operating Use and Lease Agreement (Contract 997098, May 2017); programming reinvigoration underway                                  |
| 2018 | ~600               | 40                | Expanded partnership programming; increased adult education and K-12 tutoring sessions; growing community engagement                                |
| 2019 | ~800               | 42                | Peak programming year; lease expires December 31, 2019 — transitions to month-to-month; full calendar of events maintained                          |
| 2020 | ~250               | 18                | COVID-19 pandemic — in-person programming severely restricted; pivot to virtual platforms; Leon County CARES grant supports operations              |
| 2021 | ~500               | 36                | Relaunch of programming; 52-week Digital Equity Broadcast Series launched October 2021; Comcast/Rotary grant; facility tech upgrade (\$8,885)       |
| 2022 | ~1,400             | 40                | Sustained recovery; IRS 990-N filed for Tax Year 2022; multiple partner-facilitated programs; growing engagement with partnership initiatives       |
| 2023 | ~600               | 44                | Major investment year: \$53,684 in repairs/renovations; \$14,453 in equipment; multiple grants totaling \$68,100; record engagement                 |
| 2024 | ~800               | 42                | Strong programming year; ongoing insurance and site control challenges begin to surface; Knight Foundation grant planning; Comcast grant continuity |

\* Visitation figures represent estimated averages based on documented programming schedules, grant reporting periods, and organizational records. 2025 programming was materially suspended due to the inability to obtain site liability coverage under the current month-to-month at-will lease arrangement.

#### SECTION 4

### Facility Investment & Upgrades by GARENA

Since assuming active stewardship of the Apalachee Ridge Technology & Learning Center, GARENA has made substantial investments in the facility's physical condition, technological infrastructure, and operational

systems. These investments reflect the Association's long-term commitment to the site — a commitment that the current ownership arrangement does not yet reflect. The following summarizes documented facility investments.

## Physical Repairs, Renovations & Maintenance

In 2023 alone, GARENA invested \$53,684.58 in repair, maintenance, and renovation expenditures, including:

- \$36,275.80 in renovations and remodeling — structural and cosmetic improvements to the facility
- \$16,808.78 in repairs and maintenance — ongoing upkeep of building systems
- \$650.00 in landscaping services — grounds maintenance for the property
- \$600.00 in cleaning and trash removal services

In addition, the Association has maintained a continuous security system (ADT contract), utility services, and general facility operations throughout its tenure as site steward. Annual facility maintenance, lawn care, and cleaning represent ongoing expenditures that GARENA has absorbed without direct landlord support.

## Technology Infrastructure Upgrades

In 2021, GARENA commissioned a comprehensive Technology Audit of the Center's systems by Paul Galloway, Chief Technology Officer of Capital Area Technology & Realtor Services (CATRS). Based on audit findings, GARENA implemented a full technology systems upgrade valued at \$8,885.24, including:

- 5 Lenovo Tiny PC Desktops (Windows 10, i5 CPU, 8GB RAM, Microsoft Office 2019, Adobe Standard) — dedicated office and staff computing
- Reconfiguration and upgrade of 15 Chromebooks for classroom use
- Replacement of 10/100 network switches with 2 Gigabit 48-port switches for high-speed networking
- 2 additional Netgear wireless access points for full-facility Wi-Fi coverage
- Installation of 65-inch display and full-motion mount replacing legacy projector
- CAT6 network cabling, 24 network drop testing and replacement, surge protection
- Comcast Lift Zone free public Wi-Fi access point — providing no-password guest internet access
- \$3,230 in professional IT installation and configuration labor (CATRS)

In 2023, GARENA committed to make an additional \$14,452.92 investment in audio/studio equipment to further enhance the Center's capacity to deliver hybrid and broadcast programming; these funds are still on hold for use due to ongoing site control issues.

## Annual Operating Investment

GARENA's documented annual operating budget for the ARTLC encompasses utilities, telecommunications and high-speed internet service, security system service, facility equipment maintenance, lawn care, and general administrative expenses — all borne by the Association. This ongoing operational investment underscores that GARENA functions in every meaningful respect as the owner and operator of this facility, without the legal protection that actual ownership or long-term site control would provide.

**SECTION 5****Grants, Capital Campaigns & Funding Partnerships**

GARENA has mounted a sustained multi-source capital campaign to fund the revitalization, operation, and growth of the Apalachee Ridge Technology & Learning Center. The following summarizes the major funding streams secured by the Association.

**Comcast Foundation — Total: \$120,000 (Multiple Grants, via Rotary Club of Tallahassee Southside)**

GARENA has received multiple grants from the Comcast Foundation totaling \$120,000 in support of digital inclusion, technology access, and community education programming at the ARTLC. These grants have funded equipment, programming, staffing, and community outreach. The initial Comcast Foundation grant — submitted in partnership with the Rotary Club of Tallahassee Southside — was a \$7,500 award supporting the Center's technology upgrade initiative in 2021. Subsequent Comcast Foundation grants have built upon this foundation, cumulatively reaching \$120,000 and sustaining the ARTLC's role as a Comcast Lift Zone digital equity hub. Ongoing programming obligations under current and active Comcast Foundation grants require that GARENA demonstrate site continuity and liability coverage.

**Community Foundation of North Florida — Total: \$50,000**

The Community Foundation of North Florida has provided \$50,000 in grant support for GARENA's community programming and ARTLC operations. These funds have supported educational programming, organizational capacity building, and community engagement activities aligned with the Apalachee Ridge Neighborhood Improvement Plan.

**Community-Based & Corporate Donations — Total: \$16,000**

GARENA has received approximately \$16,000 in documented community-based and corporate contributions to support Center operations. These contributions — from individuals, local businesses, and community partners — reflect broad stakeholder investment in the ARTLC's mission and community standing.

**Additional Documented Grant Funding**

Other grants and institutional support received by GARENA include:

- Leon County CARES Nonprofit Services Grant: \$20,000 — supporting digital access, tutoring, entrepreneurship forums, and Tech Center operations during and after COVID-19
- The Rotary Foundation (via Rotary Club of Tallahassee Southside): \$42,500 (2023), \$75,000 (2024)
- **Leon County Board of County Commissioners:** \$20,000 (2023)
- Envision Credit Union Community Education Partnership: \$5,000–\$19,500 (various years)
- City of Tallahassee Annual Program Support: \$10,000/year — for facility operations and programs

**Knight Foundation — Future Programming Commitment**

GARENA has received a grant from the Knight Foundation to support future programming at the ARTLC. Knight Foundation grants are predicated on organizational stability, community rootedness, and the ability to guarantee long-term program delivery. The site control and ownership transfer requested herein is directly

necessary to fulfill the obligations and goals of this grant — as Knight Foundation funding is tied to facility-based programming continuity that GARENA cannot guarantee under a month-to-month lease.

## SECTION 6

### Florida Legislative Funding Advocacy (FY 2023–24 & FY 2024–25)

In recognition that the scale of the ARTLC's mission and the depth of need within Census Tracts 10.01, 10.02, and 18.04 exceed what local and philanthropic funding alone can address, GARENA pursued State of Florida legislative appropriations funding in both FY 2023-24 and FY 2024-25. Both requests were submitted as Local Funding Initiative Requests (LFIRs) to the Florida Senate, sponsored by Senator Corey Simon. Neither request was funded — making the Commission's partnership role, and the resolution of the site control question, all the more critical to the Center's long-term viability.

#### FY 2023-24 — LFIR #2987: Digital Integration Initiative (\$351,700 Requested)

On March 7, 2023, GARENA submitted Florida Senate Local Funding Initiative Request #2987, titled "Greater Apalachee Ridge Estates Technology & Learning Center Digital Integration Initiative," sponsored by Senator Corey Simon and directed to the Department of Economic Opportunity. The request sought \$351,700 in state funds (\$301,700 operations; \$50,000 fixed capital outlay), as part of a total project cost of \$491,700 — with \$30,000 in local matching funds and \$110,000 in other matching contributions already committed.

Planned use of the requested state funds included:

- Executive Director/Project Head salary and benefits: \$40,000
- Supplies, non-technology equipment, technology equipment, and other operational expenses: \$75,000
- Contracted professional services — facility inspection, technology audit, community needs assessment, strategic planning, and audit: \$15,700
- Programs Coordinator/Manager salary and benefits: \$58,000
- Technology Director (subcontracted) and STEAM/Digital Education course instructors (4 hrs/day, 5 days/week, 46 weeks): \$113,000
- Facility upgrade and renovation (fixed capital outlay): \$50,000

Performance goals for this request included serving a minimum of 2,500 residents through in-person and virtual digital education, with an annual engagement target of 4,800 participants (120 persons/week × 40 weeks). The request also identified a target population of over 4,500 families and 12,000 individuals across Census Tracts 10.01 and 10.02, Beacon Hill, Lakewood, and Campbell Park, with focused outreach to youth (ages 5-19), working adults, and seniors experiencing a 21% poverty rate. The legislative submission noted that the lease agreement with the City of Tallahassee stipulated that upon successful execution of programming for three years, ownership of the asset would be transferred to GARENA — a commitment that remains unfulfilled and that this Commission package formally seeks to complete. This request was not funded in the FY 2023-24 appropriations.

#### FY 2024-25 — LFIR #3414: Broadband Internet/Digital Access & Education Initiative (\$548,200 Requested)

On January 11, 2024, GARENA submitted Florida Senate Local Funding Initiative Request #3414, titled "Broadband Internet/Digital Access and Education Initiative — Apalachee Ridge Technology Center," again sponsored by Senator Corey Simon, this time directed to the Department of Commerce. The request grew substantially, seeking \$548,200 in state funds (\$473,200 operations; \$75,000 fixed capital outlay), within a

total project cost of \$1,123,200 — reflecting \$150,000 in federal matching funds, \$75,000 in local matching funds, and \$350,000 in other commitments already in place.

Key components of the FY 2024-25 request included:

- Executive Director salary and benefits; Programs Director and Community Engagement Specialist staffing: \$60,000
- Supplies, travel, communication systems, and engagement resources: \$190,000
- Community Technology Consultant, Digital Resource Navigators (4 positions), and STEAM/Digital Education course instructors (4 hrs/day, 5 days/week, 50 weeks): \$200,000
- Community needs assessment, technology audit, strategic planning, and facility inspection: \$23,200
- Fixed capital outlay — HUB renovation/site revival, signage renovation, and ADA/disability accessibility upgrades: \$75,000

The FY 2024-25 request expanded the program's geographic reach to three census tracts — 10.01, 10.02, and 18.04 — targeting 6,713 residents in communities that are 87% Black or African American and 10% Latin American. Program objectives included expanding affordable broadband access via the FCC Affordable Connectivity Program, monthly Community Technology Open House events, computer repair and replacement services for residents, digital e-commerce and financial literacy training, and Digital Resource Navigation for residents seeking assistance with housing, health insurance, and other needs. This request was also not funded in the FY 2024-25 appropriations.

### Legislative Context and Continued Advocacy

The two consecutive legislative funding requests — totaling nearly \$900,000 in sought state investment — represent GARENA's commitment to pursuing every available resource to build a sustainable, fully staffed, and fully equipped Technology & Learning Center for Tallahassee's Southside communities. Senator Corey Simon's sponsorship of both requests reflects legislative recognition of the Center's mission and regional significance. The failure to secure state funding in either cycle underscores rather than diminishes the urgency of the Commission's role: local government partnership — through site transfer and continued annual funding — is the essential foundation upon which all other funding strategies, including future legislative requests, depend. GARENA intends to continue pursuing state legislative support and will be positioned to make a more competitive case once long-term site control is secured.

#### SECTION 7

### In-Kind & Volunteer Contributions (Valued at Over \$100,000)

In addition to direct capital investment, GARENA has mobilized a broad volunteer and in-kind services network that has contributed more than \$100,000 in value to the operations and programming of the Apalachee Ridge Technology & Learning Center. This extraordinary community investment reflects the depth of institutional and civic support for the Association's mission and underscores the Center's role as a genuine community asset.

### Volunteer & In-Kind Partners

- FAMU School of Social Work — Student interns and supervised field placement hours providing direct resident services, programming support, and community needs assessment at the ARTLC.
- Florida State University Center for Leadership and Service — FSU student volunteers contributing service hours to ARTLC programming, facility improvement projects, and community engagement activities.



- The BIG Event Tallahassee (FSU) — Annual large-scale community service event bringing FSU student volunteers for facility cleanup, beautification, and improvement projects at 937 Kendall Drive.
- Capital Area Technology & Realtor Services (CATRS) — Professional technology audit, IT installation and configuration services, and ongoing technology consultation contributed by CATRS Chief Technology Officer Paul Galloway and the CATRS team, valued at over \$3,230 in documented labor alone.
- Resident and Community Volunteers — Sustained contributions from neighborhood residents, community advocates, local faith communities, and civic organizations providing programming support, facility maintenance, community outreach, and event coordination throughout the history of GARENA's stewardship.

The cumulative value of these in-kind and volunteer contributions — conservatively estimated at more than \$100,000 — demonstrates that the Apalachee Ridge Technology & Learning Center is not merely a City-owned facility being leased to an organization. It is a community-built institution, sustained by the labor, expertise, and generosity of the people and organizations who believe in its mission.

## SECTION 8

# Future Plans & Ongoing Programmatic Commitments

## Knight Foundation Grant — Digital Empowerment Initiative

GARENA has received funding from the Knight Foundation in support of an expanded digital empowerment initiative at the ARTLC. Knight Foundation investments are structured around long-term community impact and organizational resilience. The planned initiative will expand the Center's capacity for digital skills training, community media production, and civic technology programming — building on the studio and broadcast infrastructure established through prior investments. Delivery of this program requires that GARENA have unambiguous, long-term control of the facility at 937 Kendall Drive. Ownership or a long-term transferable site agreement is the only arrangement that meets the Knight Foundation's expectations for programmatic continuity.

## Comcast Foundation — Ongoing Digital Equity Programming

GARENA's active and ongoing programming relationships under the Comcast Foundation's digital equity portfolio include the Comcast Lift Zone designation at the ARTLC, which provides free high-speed internet access to community members. Ongoing Comcast Foundation grant obligations require the delivery of structured digital literacy programming, technology skills training, and community education sessions from the facility. These commitments — tied to a specific physical location — cannot be meaningfully fulfilled without long-term site control. The Association is committed to building upon the Comcast Foundation partnership with expanded programming cycles, including:

- Weekly digital literacy cohorts targeting working adults, seniors, and youth across the full spectrum of Census Tract 10.02
- Expansion of the 52-week Community Education Series with live broadcast and social media components
- Business technology training and digital marketing workshops for micro-enterprises and minority-owned businesses
- Intergenerational coding and software skills programs in partnership with FAMU and Tallahassee State College workforce development
- Neighborhood banking and financial technology empowerment series in partnership with Envision Credit Union

## 2023–2025 Strategic Action Plan

GARENA's Board of Directors adopted a 2023–2025 Strategic Action Plan focused on four key pillars: Fiscal Oversight, Organizational Capacity, Partnership Development, and Fund Diversification. The plan establishes rigorous governance standards, board development benchmarks, a community outreach strategy, and a donor cultivation roadmap. Site ownership is a prerequisite for the full realization of this plan — it enables GARENA to pursue long-term institutional grants, attract major donors, enter facility-backed financing, and guarantee the continuity of programs across all funding cycles.

### SECTION 9

## Formal Request to the Tallahassee City Commission

### Request 1: Sale or Transfer of 937 Kendall Drive to GARENA

The Greater Apalachee Ridge Estates Neighborhood Association, Inc. formally requests that the Tallahassee City Commission approve the sale or transfer of the property at 937 Kendall Drive — the Apalachee Ridge Technology & Learning Center — to GARENA.

This transfer is not a routine real estate transaction. It is the culmination of more than two decades of resident advocacy, community investment, and institutional partnership that began with the adoption of the Apalachee Ridge Neighborhood Improvement Plan in 2001. That Plan — formally adopted by the City of Tallahassee — articulated the residents' vision for this site: a community-controlled hub of digital empowerment, critical resourcing, and intergenerational engagement. Transferring ownership to GARENA is the fulfillment of that vision.

The case for transfer rests on four pillars:

- **Insurance:** GARENA cannot obtain liability coverage for public programming without long-term site control. The status quo is not sustainable.
- **Grant Compliance:** Active grant commitments from the Knight Foundation, Comcast Foundation, and future funders require demonstrated site control and programmatic continuity. A month-to-month lease is incompatible with multi-year grant obligations.
- **Community Investment:** GARENA has invested more than \$186,000 in documented grants and capital, \$100,000+ in volunteer labor, and years of organizational energy into this facility. Ownership reflects the reality of who has built and sustained this Center.
- **Resident Sovereignty:** The Apalachee Ridge Neighborhood Improvement Plan was adopted by residents and by the City of Tallahassee with the explicit intent that this facility would ultimately be governed by resident leadership. That intent is best honored through ownership — not a revocable lease.

### Request 2: Continuation of City Funding Commitment

GARENA further requests that the City of Tallahassee's current annual funding commitment — \$10,000 per year in support of programs and activities facilitated by the organization at the Technology & Learning Center — be formally continued as a component of the site transfer agreement.

This funding supports the core operational infrastructure of the Center: general liability coverage, facility maintenance, utilities, communications, lawn care, security systems, and website operations. Without it, the margin between a functional community center and a closed facility is razor thin. The Association asks that this commitment be codified — not left to the annual budget process — as part of a comprehensive



agreement that recognizes the City's ongoing partnership role in supporting a facility that it helped create and that serves one of Tallahassee's most economically vulnerable communities.

## The Stakes of Inaction

Every month that the current month-to-month arrangement continues represents continued risk to the residents of Census Tract 10.02. It means another month without the liability coverage needed to open the doors safely. Another month of uncertainty for grant funders. Another month in which the more than \$100,000 in volunteer labor, \$186,000+ in capital investment, and twenty-five years of community advocacy exist without the legal protection of site control. Another month in which the residents who fought for and built this Center cannot be guaranteed that their work will endure.

The Commission has both the authority and the moral mandate to resolve this. The Apalachee Ridge Neighborhood Improvement Plan, adopted under the City's own community development process, envisioned exactly this outcome — a resident-led organization with ownership of the tools and facilities necessary to drive the self-determined improvement of their community. GARENA asks the Commission to complete that vision.

### SECTION 10

## Summary of Community Investment in the ARTLC

The following table summarizes the total documented investment in the Apalachee Ridge Technology & Learning Center attributable to GARENA's stewardship:

| Funding Source / Category             | Description                                                 | Amount            |
|---------------------------------------|-------------------------------------------------------------|-------------------|
| Comcast Foundation                    | Multiple grants — digital inclusion & tech programming      | \$120,000         |
| Community Foundation of North Florida | Community programming & capacity building                   | \$50,000          |
| Community & Corporate Donations       | Individual, community-based, and corporate gifts            | \$16,000          |
| In-Kind Volunteer Services            | FAMU, FSU, CATRS, BIG Event, resident volunteers            | >\$100,000        |
| Facility Repairs & Renovations (2023) | Physical improvements to 937 Kendall Drive                  | \$53,684          |
| Technology Infrastructure (2021+)     | Full IT systems upgrade; audio/studio equipment (2023)      | \$23,338          |
| Other Institutional Grants            | CARES, County BOC, Envision CU, Rotary, City of Tallahassee | \$117,500+        |
| <b>TOTAL DOCUMENTED INVESTMENT</b>    |                                                             | <b>\$480,000+</b> |

**CLOSING STATEMENT****Complete the community's vision**

The Greater Apalachee Ridge Estates Neighborhood Association stands before this Commission not as a petitioner asking for a favor, but as a community organization that has earned the right to own the facility it has built, funded, and sustained — and that has a documented, resident-endorsed mandate to do so dating back to 2001. The residents of Apalachee Ridge Estates, Rolling Acres, Lynn Haven, Fairview, Meridian Park, and Council Estates made clear in their Neighborhood Improvement Plan that this Center was meant to be theirs. GARENA is the institutional expression of that resident ownership.

The Tallahassee City Commission has an opportunity to honor that history, protect a critical community asset, and ensure that the digital empowerment, critical resourcing, and intergenerational community engagement that have defined the ARTLC's mission continue for the next generation of residents. We respectfully urge the Commission to act — to approve the sale or transfer of 937 Kendall Drive to GARENA and to codify the continuation of the City's annual funding commitment as part of that agreement.

The residents of Census Tract 10.02 look forward to a unifying review and response to this request. We thank the Tallahassee City Commission for its time, consideration, and continued partnership.

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Board President, GARENA Board of Directors

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Printed Name & Title

---

Date

Contact: Christic Henry, Board President | greaterarena@gmail.com | Greater Apalachee Ridge Estates Neighborhood Association, Inc., 937 Kendall Drive, Tallahassee, FL | EIN: 35-2569382

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**CITY OF  
TALLAHASSEE**

**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject**

**13.1 This is the portion of the meeting for  
unagendaed business/speakers. There is no  
written content.**



**CITY OF  
TALLAHASSEE**

**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject**

**14.1 This is the portion of the meeting for City Commission information and sharing of ideas. There is no written content.**



**CITY OF  
TALLAHASSEE**

**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject**

**15.1 This is the portion of the meeting where a break takes place prior to the public hearings. There is no written content.**



**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                    16.1 First of Two Public Hearings on The FY27  
Budget Plan; The Second Public Hearing is  
Scheduled For September 23, 2026 -- Robert  
Wigen, Resource Management**

|                    |                                                                                                                                                                                                                                                                                           |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Category           | Public Hearing                                                                                                                                                                                                                                                                            |
| Fiscal Impact      | Yes                                                                                                                                                                                                                                                                                       |
| Dollar Amount      | \$1,266,229,599.00                                                                                                                                                                                                                                                                        |
| Budgeted           | Yes                                                                                                                                                                                                                                                                                       |
| Budget Source      | Detailed in agenda item and attachments.                                                                                                                                                                                                                                                  |
| Recommended Action | Option 1: Take the actions listed under "Public Hearing Steps" to: approve the tentative FY27 Budget and Millage Rate of 4.4072 mills; approve the FY27 proposed Operating and Capital Budgets; approve the CY27 health plan rates; and approve Solid Waste and Parking rate resolutions. |

For more information, please contact: Robert Wigen, Resource Management, (850) 891-8035

***Statement of Issue***

The City of Tallahassee is conducting the first of two public hearings on the Fiscal Year 2027 (FY27) Operating Budget, which totals \$983.5 million, and the FY27 Capital Improvement Plan, which totals \$282.8 million. The City's Five-Year Capital Improvement Plan is updated annually and totals over \$1.3 billion in community infrastructure investment over the next five fiscal years.

The Commission directed that the proposed millage rate for FY27 remain the same at 4.4072 mills, ensuring high-quality services at an affordable cost to citizens. Maintaining the 4.4072 millage will result in a \$2.5 million surplus, which will be transferred to reserves. These additional reserves, along with other prudent financial strategies, such as the recent voluntary separation initiative, are critical to ensuring the City maintains existing service levels and enters the next two fiscal years with a fully funded Deficiencies Fund should voters pass the property tax amendment during the November election.

The City's budget is a framework for financial planning and management, outlining resource allocation and ensuring adequate funding for the Strategic Plan's priorities. The City's General Fund is the mechanism for funding parks and recreation to improve quality of life, public infrastructure to support economic development, affordable housing, community resilience to reduce poverty, and police services for public safety.

Among the City's resources, property taxes are used entirely to fund the Tallahassee Police Department's budget, supplemented by state revenues and fees. Clear leadership and direction from the City Commission ensure that the cost residents pay for services in Tallahassee is the lowest among similarly sized cities in Florida, and that Tallahassee has one of the lowest millage rates among the 20 largest cities.

The budget also provides for cost recovery through fees and rates, including Solid Waste tipping fees paid to Leon County, and increases to Parking fees.

### ***Recommended Action***

Option 1: Take the actions listed under "Public Hearing Steps" to approve the tentative FY27 Budget and Millage Rate of 4.4072 mills; approve the FY27 proposed Operating and Capital Budgets; approve the CY27 health plan rates; and approve Solid Waste and Parking Rate resolutions.

### ***Fiscal Impact***

Detailed in the agenda item and attachments.

## **Supplemental Material/Issue Analysis**

### ***History/Facts & Issues***

#### **FY27 Budget Development Process**

The development of the FY27 Proposed Budget has been a nine-month process with numerous opportunities for City Commission direction and community input. It began at the January 14, 2026 City Commission retreat and continued through three City Commission Budget Workshops, which included FY26 quarterly updates and input on the FY27 budget. The schedule below provides a complete list of each public meeting that was part of the FY27 budget development cycle:

| <b>Month</b> | <b>Date</b> | <b>City Commission Meeting</b>                             |
|--------------|-------------|------------------------------------------------------------|
| January      | 14          | Retreat in the Parkview Ballroom at Cascades Park          |
| February     | 18          | Budget Workshop - FY26 Q1 Update & FY27 Budget Development |
| April        | 15          | Budget Workshop - FY26 Q2 Update & FY27 Budget Development |
| June         | 10          | Budget Workshop - FY26 Q3 Update & FY27 Budget Development |
| September    | 9           | First Public Hearing - FY27 Proposed Budget                |
| September    | 23          | Second Public Hearing - FY27 Budget Adoption               |

Consistent with existing City Commission policy, public input on the FY27 budget development is heard at each public meeting. The City provides an award-winning, interactive online budget presentation, earning the Government Finance Officers Association's (GFOA) Distinguished Budget Presentation Award for the 41st consecutive year, including special recognition for its Financial Policies and Capital Program in FY26. The Talgov and OpenGov platforms further enhance public engagement and dialogue.

### Key Elements of the FY27 Budget

The FY27 balanced budget allocates resources to priorities at the direction of the City Commission, enabling the City to continue as a national leader in public service delivery to accomplish the goals and initiatives outlined in the Five-Year Strategic Plan and to deliver results in public safety, affordable housing, infrastructure investment, and exceptional customer service. This progress has been recognized nationally as Tallahassee was named one of the 20 best mid-size cities in the country. This success extends to the state level as well: the City of Tallahassee Electric and Gas Utility received a Duration Award from the Florida Municipal Power Agency for reducing annual outage duration by 10 percent or more, and the City received the Florida League of Cities' Public Engagement Award for The Longest Table, a community event that brought together more than 1,000 residents for a shared meal and conversation. Key elements of the FY27 Operating and Capital Budgets include:

- Investing in public safety through additional Police Officers, continued fire service



enhancements needed to achieve an ISO-1 rating, and expanded use of technology and real-time crime data to reduce crime and strengthen emergency response.

- Strengthening financial stability in the face of anticipated property tax and sales tax pressure through proactive workforce planning and disciplined long-term financial management.
- Fitch Ratings reaffirmed the City's AA+ credit rating and Stable Outlook. The City sits at the upper end of Fitch's AA+ range, having earned the agency's highest possible assessment for Financial Resilience, reflecting the City's healthy reserves and disciplined long-term planning.
- Advancing sustainability and innovation through continued investment in electric vehicle infrastructure, fast-charging technology, and energy-efficient operations across City facilities.

To achieve the City Commission's priorities, the FY27 budget continues efforts to streamline operations, consolidate work groups, and adopt cutting-edge technology to improve efficiency and effectiveness. Based on these key elements, the FY27 balanced budget positions the City to maintain core municipal services if the property tax amendment is approved by voters in November. If adopted, the measure will reduce revenues by approximately \$29 million over the next two fiscal years.

## Citywide

### Workforce

During previous budget workshops, the City Commission identified investing in the City's workforce as a top priority. The recommended compensation package includes a 4.0% across-the-board raise for employees, while maintaining the 80% cost share of health benefits and continuing the Flex Bucks contribution. The City has 3,064.75 full-time equivalent (FTE) employees. Attachment E provides a table of these positions. The budget also includes scheduled pay increases for Police and Fire, as outlined in the current Collective Bargaining Agreements. Anticipating financial pressure from legislative efforts to significantly restrict local governments' property tax revenues, the City proactively developed and implemented a Voluntary Separation Incentive (VSI) program that offered eligible employees a defined incentive package to voluntarily separate from City employment, thereby supporting long-term financial planning.

### Health Option Approval

The Commission approves health premiums by plan type each year for the following calendar year. The average split of the annual health premium between the employee and the City is 20/80, respectively. The FY27 budget funds the rates quoted for calendar year 2027, which are shown in the table below. The public hearing steps include approval of these rates.

| Health Option - Retain 2026 health plan provisions for 2027 with an average Employee/City of 20/80. The single rate will comply with the Affordable Care Act. |                      |          |          |               |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------|----------|---------------|-------|
| Plan type                                                                                                                                                     | Monthly Premium (\$) |          |          | Average 20/80 |       |
|                                                                                                                                                               | Employee             | City     | Total    | EE%           | City% |
| Employee Only                                                                                                                                                 | 143.52               | 881.60   | 1,025.12 | 14%           | 86%   |
| Employee + 1                                                                                                                                                  | 405.60               | 1,665.82 | 2,071.42 | 20%           | 80%   |
| Family                                                                                                                                                        | 720.76               | 2,096.84 | 2,817.60 | 26%           | 74%   |

## General Fund

### Legislative Update

During the June 2026 special session, the Florida Legislature passed House Joint Resolution (HJR) 1-F, approving a constitutional amendment (Amendment 3) to be included on the ballot during the November general election, increasing Florida's homestead exemption for non-school taxes from \$50,000 to \$150,000 beginning January 1, 2027, and to \$250,000 beginning January 1, 2028. The Constitutional amendment requires sixty percent voter approval to pass.

According to estimates from the Leon County Property Appraiser, this amendment would result in a \$29 million loss over the next two years, and that loss will compound over time as growth in taxable value is legislatively constrained and the homestead exemption grows annually.

On August 4, 2026, a Leon County judge ordered the State of Florida to rewrite the ballot language for Amendment 3, ruling the title, "Save our homes from excessive property taxes", and description to be "biased, inaccurate, and misleading." On August 14, 2026, the State of Florida released new ballot language, changing the title of Amendment 3 to "Increased homestead exemption; lower cap on increases in non-homestead property assessments."

### Property Values and Millage

Certified property tax values received on July 1 total \$19.6 billion. At the tentative millage rate of 4.4072 approved on June 10, property tax revenue will increase by \$4.1 million in FY27. Of this increase, approximately \$1.5 million, or 40%, is attributable to net new taxable value, while the remainder is primarily attributable to growth in the existing tax base. Property taxes are dedicated to funding the Tallahassee Police Department and account for 94% of the police budget.

New this year, in a Special Session, the Legislature adopted Senate Bill 4-F (SB 4-F) to further restrict the ability of local governments to adopt a millage rate by majority vote. Effective June 24, 2026, SB 4-F requires a two-thirds vote to adopt any millage rate above the rolled-back rate. Rates exceeding 110% of the rolled-back rate require unanimous approval. Adopting proposed FY27 rate of 4.4072 mills requires a two-thirds vote.

### Other Revenues

Other significant revenues that support the General Fund include utility transfers (\$60 million), public service taxes (\$31.9 million), and intergovernmental revenue (\$24.5 million). The remaining \$36.7 million includes charges for services, licenses and permits, fines, overhead, rental income, and other miscellaneous revenues.

Other revenues support existing staffing and services for Parks, Recreation, and Neighborhood Affairs, Housing and Community Resilience, Public Infrastructure, and Community Beautification, as well as transfers from the General Fund to StarMetro, the Consolidated Dispatch Agency, and the community redevelopment districts.

### Deficiencies Fund

The Deficiencies Fund provides for unforeseen emergencies and unanticipated expenditures in general government operations, such as natural disasters, pandemic response, and economic recessions. It enables the City to operate efficiently without compromising its high service levels or reducing staff. The City Commission's Financing the Government Policy calls for a two-month reserve for general government operating expenses, aligning with best practices for municipal governments.

City management has remained intentional in their decision-making and fiscal management and has been diligent in prioritizing the complete restoration of the Deficiencies Fund, allowing the City to remain in a strong position to offset any potential impacts of the upcoming property tax amendment vote. With the addition of various storm reimbursements and land sales, the Deficiencies Fund is projected to reach the target levels set for FY26 and FY27, marking the first time in the last 10 years that it is projected to be fully funded. Once the Deficiencies Fund has reached its target level for a fiscal year, any excess would be used for general government capital expenditures, as directed by Commission policy. Should the City Commission adopt the 4.4072 millage rate in FY27, the expected \$2.5 million surplus would allow the Deficiencies Fund to reach its target level heading in to FY28, strengthening the City's financial position if Amendment 3 passes and the homestead exemption increases to \$250,000 on January 1, 2028.

### Continued Funding for Priority Investments

In recent years, the City Commission has prioritized strategic investment in proactive, systemic, long-term solutions to strengthen the community's safety, resiliency, and inclusivity. These efforts have included Tallahassee Engaged in Meaningful Productivity for Opportunity Youth (TEMPO), Tallahassee Future Leaders Academy (TFLA), Tallahassee Emergency Assessment Mobile unit (TEAM), gun violence mitigation, Community Services and Resilience projects, and the Capital Region Real Time Crime Center (RTCC). These efforts have been funded within existing General Fund resources, totaling approximately \$55 million since 2018. The FY27 budget includes continued funding for these initiatives.

The FY27 General Fund Budget is balanced at \$236.7 million.

#### Consolidated Dispatch Agency Transfer

The City and County fund the Consolidated Dispatch Agency (CDA) together through a cost share determined by the decennial U.S. census. The budgeted transfer from the General Fund to the CDA is \$8.9 million.

#### Capital and Community Projects

The Five-Year Capital Improvement Plan (CIP) Budget totals \$1.3 billion, including \$282.8 million in community infrastructure investments appropriated in FY27. The CIP funds capital repairs, replacements, and improvements to infrastructure, facilities, utilities, streets, sidewalks, and other capital assets that provide critical services to the community. Detailed schedules for capital projects are provided in Attachments C and D.

The five-year plan outlines the staging and ongoing construction phases for several large infrastructure projects, including the Southside Triangle Utility Expansion and enhancements to the Tallahassee International Airport, as well as continued investment in roads and sidewalks. Funding for these and other infrastructure projects will come from various sources and rely on a mix of operating transfers, cash funding, grant opportunities, and debt financing.

In addition to these infrastructure projects, ongoing capital funding supports public safety technology, equipment, and infrastructure. Examples include body-worn camera systems, updates and support of in-car camera systems, and Digital Forensic Analysis and Investigative Software. These technological advancements are essential for the Tallahassee Police Department staff to meet expected service levels and align with the City Commission's strategic goals. Continued funding has also been provided for neighborhood enhancements and community resiliency through Parks, Recreation, and Neighborhood Affairs and through Housing and Community Resiliency projects.

#### Market Adjustments to Rates and Fees

City Commission Policy 224, Financing the Government, requires that the City fully recover the cost for programs and services benefiting specific users. On this basis, the City periodically reviews its fee structures to ensure they cover necessary operating costs, capital outlay, and facility maintenance, and are reasonable relative to other service providers. To ensure appropriate funding for critical services, utility rates and other fees are adjusted each October based on the Consumer Price Index, per the Code of Ordinances.

Fee adjustments effective with the FY27 Budget:

A. Solid Waste – The Solid Waste department operates on a full-cost-recovery basis, and all expenses are funded through monthly rates and charges set by resolution. The proposed

resolution increases FY27 Solid Waste rates and charges to ensure the department can adequately cover rising operational expenses, including an increase in disposal fees charged by Leon County. The monthly impact for a residential customer is \$1.49. Increases for commercial customers vary by service type and pickup frequency. The resolution is included as Attachment F.

B. Parking - The City Commission is authorized to establish and amend public parking rates and parking violation fees for municipally operated parking facilities. The proposed rate adjustments are intended to better align parking fees with the cost of providing parking services, address inflationary impacts since the last rate adjustment in FY2022, and provide additional revenues to support the operation and maintenance of the City's parking system. The resolution is included as Attachment G.

- Increasing the monthly parking lease rate for Kleman Plaza Parking Garage from \$105 to \$120 in FY2027.
- Increasing the monthly parking lease rate for the Eastside Parking Garage from \$120 to \$135 in FY2027.
- The Duval Street, Bronough Street and Gaines Street parking lots are no longer used and have been removed from Exhibit A.

C. Water and Sewer - The City engaged its rate consultant, Leidos Engineering (Leidos), to prepare a combined Water, Wastewater, and Reclaimed Water Rate Study that addresses the projection period FY 2027-29. The study forecasts future water usage, wastewater output, and the various costs associated with the operation, maintenance, renewal, and replacement of facilities. One major factor in this rate study is the implementation of House Bill 1451 – Utility Services. This bill requires a reduction in surcharges that may be implemented by July 1, 2029. The study also looks at fees for inspections, septage charges, fire hydrant testing, sewer tap locations, and industrial pretreatment. The study includes recommended changes to these fees and costs based on the analysis. The transmittal letter for that study, along with its recommendations, is included as Attachment I. Ordinance 26-O-15 (Attachment H), introduced earlier, reflects the above-discussed changes with a final public hearing set for September 23, 2026.

The results for the wastewater utility indicate the following:

- October 1, 2026: CPI Increase of 3.3%
- April 1, 2027: An additional 3.8%
- FY28, 29, and 30: 2.5% expected CPI plus an additional 1% increase

The results for the water utility indicate the following:

- October 1, 2026: CPI Increase of 3.3%
- April 1, 2027: An additional 1.0%

- FY28, 29, and 30: 2.5% expected CPI plus an additional 1% increase

Based on the recommended rates, the estimated bill impact beginning in April 2027 will be an increase of \$0.25 per month on the residential water bill (5,000 gallons) and \$2.58 per month on the residential wastewater bill (5,000 gallons), for a total of \$2.83 per month.

The proposed FY27 budget reflects the strategic priorities and leadership of the City Commission, shaped by public input from ongoing budget discussions and community engagement events, and provides clear direction for staff to build on the City's mission to be the national leader in delivering public services. It reflects significant investment in public safety, sustainability, innovation, and critical infrastructure, while strengthening the City's financial stability amid a changing fiscal landscape. The City remains committed to its mission, vision, and values, focused on achieving the targets outlined in the five-year Strategic Plan.

### **FY27 Budget Public Hearing Steps**

The City Attorney will assist with the necessary steps to vote on the budget and millage per the public hearing steps below.

Florida Statutes Section 200.065 requires two public hearings to adopt the millage and budget. These hearings, scheduled for September 9 and September 23, 2026, do not conflict with the county or school board public hearing dates. Specific actions required at this first public hearing, in the required order of execution, are delineated as follows:

**READ INTO THE RECORD.** "The proposed millage rate for FY27 is 4.4072 for the City of Tallahassee and 1.000 for the Downtown Improvement Authority, which is more than the aggregate rolled-back rate of 4.2782 by 3.47%. Resolution number 26-R-31, which is provided to state the percentage that the tentative millage rate is above the rolled-back rate, is in Attachment A.

**ALLOW PUBLIC INPUT ON THE CITY'S PROPOSED MILLAGE OF 4.4072.** In compliance with Florida Statute 200.065, the property appraiser sent a TRIM notice to all property owners in August to advertise this hearing.

**ALLOW PUBLIC INPUT ON THE CITY'S PROPOSED BUDGET.**

**CLOSE PUBLIC INPUT ON CITY'S PROPOSED MILLAGE AND PROPOSED BUDGET.**

**ALLOW PUBLIC INPUT ON THE DOWNTOWN IMPROVEMENT  
AUTHORITY'S PROPOSED MILLAGE AND PROPOSED BUDGET**

**AUTHORITY'S (DIA) PROPOSED MILLAGE OF 1.000.** In compliance with Florida Statute

200.065, the property appraiser sent a TRIM notice to all property owners in August to advertise this hearing.

CLOSE PUBLIC INPUT ON THE DOWNTOWN IMPROVEMENT AUTHORITY'S PROPOSED MILLAGE AND PROPOSED BUDGET.

COMMISSIONER DISCUSSION ON THE PROPOSED MILLAGE AND PROPOSED BUDGET.

MOTION TO APPROVE THE CITY'S PROPOSED MILLAGE RATE AS RECOMMENDED IN THIS ITEM AND AS APPROVED BY THE CITY COMMISSIONERS.

MOVE APPROVAL OF THE CITY'S MILLAGE RATE OF 4.4072 MILLS, AS STATED IN RESOLUTION NUMBER 26-R-31 (Attachment A), AND PUBLICLY ANNOUNCE "the proposed aggregate millage rate is more than the rolled-back rate of 4.2782 by 3.47%. If the Commission should decide to amend and re-compute the tentative millage rate, Florida Statute 200.065(2)(c) requires that the Commission publicly state the City's amended tentative millage rate and the percentage increase above the rolled-back rate and offset the cost of notifying property owners of the change."

MOTION TO APPROVE THE CITY'S BUDGET APPROPRIATION AS RECOMMENDED IN THIS ITEM AND AS APPROVED BY THE CITY COMMISSIONERS.

MOVE APPROVAL OF THE CITY'S BUDGET APPROPRIATION AS SET FORTH IN RESOLUTION NUMBER 26-R-32 (Attachment B). Contingent upon Commission action, the resolution and required budget summary advertisement will be adjusted accordingly for all issues resolved as part of this item.

MOTION TO APPROVE THE DOWNTOWN IMPROVEMENT AUTHORITY'S MILLAGE RATE AS RECOMMENDED IN THIS ITEM AND AS APPROVED BY THE CITY COMMISSIONERS.

MOVE APPROVAL OF THE DOWNTOWN IMPROVEMENT AUTHORITY'S TENTATIVE MILLAGE RATE OF 1.000 MILL, AS STATED IN RESOLUTION NUMBER 26-R-31 (Attachment A).

MOTION TO APPROVE THE DOWNTOWN IMPROVEMENT AUTHORITY'S BUDGET APPROPRIATION AS RECOMMENDED IN THIS ITEM AND AS APPROVED BY THE CITY COMMISSIONERS.

MOVE APPROVAL OF THE DOWNTOWN IMPROVEMENT AUTHORITY'S BUDGET, AS STATED IN RESOLUTION NUMBER 26-R-32 (Attachment B). The proposed appropriation resolution, Resolution Number 26-R-32 (Attachment B), reflects all changes to

the proposed budget that the Commission approved at the meeting on June 10, 2026, and subsequent adjustments for changes in state revenue estimates, updates of employee salary and benefits as needed, and similar items recommended by staff. If the Commission makes any further revisions to the proposed budget, the revisions will be reflected in Resolution Number 26-R-32 AA for the final public hearing on September 23, 2026. The Commission will take action on the millage rate and budget resolutions at the final public hearing on September 23, 2026.

MOTION TO APPROVE THE HEALTH CARE RATES IN THIS ITEM AND AS DISCUSSED BY THE CITY COMMISSIONERS.

MOVE APPROVAL OF HEALTH CARE RATES OPTION 1 as proposed.

***Department(s) Review***

All City Departments and External Agencies

***Options***

1. Take the actions listed under "Public Hearing Steps" to: approve the tentative FY27 Budget and Millage Rate of 4.4072 mills; approve the FY27 proposed Operating and Capital Budgets; approve the CY27 health plan rates; approve FY26 budget amendments; approve FY26 budget amendments; and approve Solid Waste and Parking Rate resolutions.
2. Provide Commission direction.

***Attachments/References:***

1. Attachment A - Resolution 26-R-31 - FY27 Millage Rate
2. Attachment B - Resolution 26-R-32 - FY27 Budget
3. Attachment C - FY27-31 Capital Improvement Plan by Department
4. Attachment D - FY27-31 Capital Improvement Plan by Funding Source
5. Attachment E - FY27 Position Summary
6. Attachment F - Resolution 26-R-29 - Solid Waste Rates
7. Attachment G - Resolution 26-R-30 - Public Parking Rates
8. Attachment H - Ordinance No. 26-O-15 - Water and Sewer Rates
9. Attachment I - Water and Sewer Rate Study Transmittal Letter



**RESOLUTION NO. 26-R-31**

**A RESOLUTION ESTABLISHING THE MILLAGE RATE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, AS 4.4072 MILLS FOR THE CITY OF TALLAHASSEE AND 1.0000 MILL FOR THE DOWNTOWN IMPROVEMENT AUTHORITY, PROVIDING THAT THE RESULTING AGGREGATE MILLAGE RATE OF 4.4267 MILLS EXCEEDS THE AGGREGATE ROLLED-BACK RATE OF 4.2782 MILLS BY 3.47%; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS** the City of Tallahassee is required by Florida law to publicly state the millage rate to be levied for the fiscal year beginning October 1, 2026, and ending September 30, 2027; and,

**WHEREAS** the City of Tallahassee is required to state the percentage by which the millage rate is greater than the rolled-back rate.

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

Section 1. That the millage rate established for the fiscal year beginning October 1, 2026, and ending September 30, 2027, is 4.4072 mills for the City of Tallahassee and 1.0000 mill for the Downtown Improvement Authority. These rates result in a current-year aggregate millage rate of 4.4267 mills, which is greater than the aggregate rolled-back rate of 4.2782 by 3.47%.

Section 2. This Resolution shall become effective October 1, 2026.

Section 3. The title of this Resolution was read during the public hearing at the meeting of the City Commission of the City of Tallahassee on the 23<sup>rd</sup> day of September 2026.

**PASSED AND ADOPTED** by the City Commission of the City of Tallahassee on the 23<sup>rd</sup> day of September 2026.

CITY OF TALLAHASSEE

By: \_\_\_\_\_  
John E. Dailey  
Mayor

ATTEST:

APPROVED AS TO FORM:

By: \_\_\_\_\_

By: \_\_\_\_\_

James O. Cooke, IV  
City Treasurer-Clerk

Amy M. Toman  
City Attorney

**RESOLUTION NO. 26-R-32**

**A RESOLUTION ADOPTING THE OPERATING AND CAPITAL BUDGETS FOR THE CITY OF TALLAHASSEE AND THE OPERATING BUDGET FOR THE DOWNTOWN IMPROVEMENT AUTHORITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, DESIGNATING THE SOURCES OF REVENUE AND SAID APPROPRIATIONS; AND PROVIDING AN EFFECTIVE DATE.**

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

Section 1. That the appropriations made in Section 2 herein are contingent upon the revenues to the City of Tallahassee for the fiscal year beginning October 1, 2026, from the sources and in the estimated amounts hereinafter named as follows:

|                                          | <u><b>FY27 Budget</b></u> |
|------------------------------------------|---------------------------|
| <b>Operating Revenues</b>                |                           |
| General Fund                             | \$176,933,767             |
| Contribution from Utilities              | 59,809,238                |
|                                          | <u>\$236,743,005</u>      |
| <br>Enterprise & Other Fund Revenues     |                           |
| Community Development Block Grant (CDBG) | 1,852,336                 |
| Home Investment Partnership (HOME)       | 919,098                   |
| Emergency Solutions Grant (ESG)          | 165,262                   |
| State Housing Initiatives Program (SHIP) | 1,412,394                 |
| Transit Grants - Federal                 | 6,000,000                 |
| Transit Grants - State                   | 1,800,000                 |
| Transit Contribution - Blueprint         | 612,500                   |
| Aviation                                 | 21,658,408                |
| Building Code Enforcement                | 5,388,932                 |
| Cemetery                                 | 387,501                   |
| Donations                                | 136,966                   |
| Electric                                 | 352,164,407               |
| Fire Services                            | 65,360,029                |
| Gas                                      | 36,501,474                |

|                         |                      |
|-------------------------|----------------------|
| Golf Course             | 1,407,331            |
| Sewer                   | 99,752,182           |
| Solid Waste             | 44,812,222           |
| StarMetro               | 21,693,151           |
| Stormwater              | 24,853,202           |
| Transfer from Gas Tax   | 537,246              |
| Water                   | 58,394,265           |
| 800 MHz (Communication) | 918,513              |
| <b>Total Revenues</b>   | <b>\$983,470,424</b> |

Section 2. That the following sums be, and hereby are, appropriated from the sources of revenues enumerated in Section 1, for the expense and obligation of the City of Tallahassee, for the fiscal year beginning October 1, 2026, and ending September 30, 2027, and that all incomplete multiple-year non-capital projects, balances, requisitions, and encumbrances from prior years will automatically be re-appropriated:

#### Operating Expenditures

|                                          |             |
|------------------------------------------|-------------|
| Community Development Block Grant (CDBG) | 1,852,336   |
| Home Investment Partnership (HOME)       | 919,098     |
| Emergency Solutions Grant (ESG)          | 165,262     |
| State Housing Initiatives Program (SHIP) | 1,412,394   |
| Transit Grants – Federal                 | 6,000,000   |
| Transit Grants – State                   | 1,800,000   |
| Transit Contribution - Blueprint         | 612,500     |
| Aviation                                 | 21,658,408  |
| Building Code Enforcement                | 5,388,932   |
| Cemetery                                 | 387,501     |
| Donations                                | 136,966     |
| Electric                                 | 352,164,407 |
| Fire Services                            | 65,360,029  |
| Gas                                      | 36,501,474  |
| General Fund                             | 236,743,005 |
| Golf Course                              | 1,407,331   |
| Sewer                                    | 99,752,182  |
| Solid Waste                              | 44,812,222  |
| StarMetro                                | 21,693,151  |
| Stormwater                               | 24,853,202  |
| Transfer from Gas Tax                    | 537,246     |
| Water                                    | 58,394,265  |

800 MHz (Communication)

918,513

**Total Expenditures**

**\$983,470,424**

Section 3. The capital budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027, shall be as follows and that all incomplete multiple-year capital projects, requisitions, and encumbrances from prior years will be automatically re-appropriated:

**CAPITAL BUDGET FY27 APPROPRIATION**

|                                                    |                       |
|----------------------------------------------------|-----------------------|
| <b>Bond Proceeds</b>                               | <b>\$59,199,000</b>   |
| Future Capital Series Bond                         | 24,739,000            |
| Water CUS 2025 Construction Bond                   | 2,970,000             |
| Sewer CUS 2025 Construction Bond                   | 8,190,000             |
| Sewer CUS 2024 Construction Bond                   | 150,000               |
| Sewer CUS Future Bonds                             | 17,040,000            |
| Water CUS Future Bonds                             | 6,110,000             |
| <br><b>General Government</b>                      | <br><b>43,024,150</b> |
| 2020 Sales Tax                                     | 4,650,000             |
| BluePrint Annual Allocation - Sidewalks            | 1,250,000             |
| Concurrency                                        | 200,000               |
| Future Land Sales                                  | 25,000,000            |
| Gas Tax                                            | 3,520,000             |
| General Government Capital Project Account (GGCPA) | 7,200,000             |
| General Government Capital Project Account Reserve | 641,939               |
| Intergovernmental                                  | 562,211               |
| <br><b>Special Funds</b>                           | <br><b>36,248,589</b> |
| 800 MHz (Communication)                            | 313,746               |
| BluePrint Annual Allocation – Aviation             | 550,000               |
| BluePrint Annual Allocation – Water Quality        | 1,570,000             |
| Customer Facility Charge – Aviation                | 150,000               |
| Electric A/R                                       | 5,450,000             |
| Fleet Reserve Fund                                 | 17,402,963            |
| Gas A/R                                            | 300,000               |
| Passenger Facility Charge – Aviation               | 2,700,000             |
| Sewer System Charge                                | 3,280,000             |
| Traffic A/R Fund                                   | 1,250,000             |
| Water A/R Fund                                     | 1,351,880             |

|                                                     |                      |
|-----------------------------------------------------|----------------------|
| Water System Charge                                 | 915,000              |
| Water System Charge Undesignated                    | 1,015,000            |
| <b>Renewal, Replacement and Improvement</b>         | <b>140,589,806</b>   |
| Airport RR&I                                        | 3,568,603            |
| Building Inspection RR&I                            | 1,192,770            |
| Electric RR&I                                       | 40,005,449           |
| Electric RR&I Undesignated                          | 13,604,551           |
| Environmental Services & Facilities Management RR&I | 2,700,000            |
| Fire Construction Fund                              | 1,247,500            |
| Gas RR&I                                            | 8,477,000            |
| Information Technology RR&I                         | 12,472,176           |
| Master Lease                                        | 3,500,000            |
| Revenue Collection Fund                             | 357,000              |
| Sewer RR&I                                          | 20,282,865           |
| Sewer RR&I Undesignated                             | 10,737,135           |
| Solid Waste Rate Stabilization Fund                 | 268,140              |
| Stormwater RR&I                                     | 4,564,000            |
| Stormwater RR&I Undesignated                        | 3,900,000            |
| Utility Services                                    | 12,617               |
| Water RR&I                                          | 10,261,308           |
| Water RR&I Undesignated                             | 3,438,692            |
| <b>State Funds</b>                                  | <b>550,000</b>       |
| Aviation – Florida Department of Transportation     | 550,000              |
| <b>Federal Funds</b>                                | <b>3,147,630</b>     |
| Aviation – Federal Aviation Administration          | 3,147,630            |
| <b>Total Capital Funding Sources</b>                | <b>\$282,759,175</b> |

## CAPITAL EXPENDITURES

|                                |            |
|--------------------------------|------------|
| Aviation                       | 10,666,233 |
| Community Beautification       | 268,140    |
| Electric Gas & Utility         | 67,837,000 |
| Facilities Management          | 27,700,000 |
| Fire                           | 1,247,500  |
| Fleet                          | 17,402,963 |
| Housing & Community Resilience | 175,000    |

|                                               |                            |
|-----------------------------------------------|----------------------------|
| Parks & Recreation                            | 1,150,000                  |
| Police                                        | 24,492,697                 |
| Real Estate Management                        | 500,000                    |
| Technology & Innovations                      | 19,434,762                 |
| Treasurer - Clerk                             | 800,000                    |
| Underground Utilities & Public Infrastructure | 111,084,880                |
| <b>Total Capital Funding Uses</b>             | <b>\$282,759,175</b>       |
| <br><b>Total Operating and Capital</b>        | <br><b>\$1,266,229,599</b> |

Section 4. The Downtown Improvement Authority's operating budget and appropriation summary for the fiscal year beginning October 1, 2026, and ending September 30, 2027, shall be as follows:

#### **Downtown Improvement Authority (DIA) FY27 Budget**

##### **Revenues**

|                               |                  |
|-------------------------------|------------------|
| Ad Valorem Property Tax (95%) | \$362,085        |
| Local Gov't Unit Grant CRA    | 6,497            |
| Marketplace                   | 55,629           |
| Special Events                | 10,000           |
| Interest                      | 10,398           |
| <b>Total Revenues</b>         | <b>\$444,609</b> |

##### **Expenditures**

##### **Personnel Expenses**

|                                 |                  |
|---------------------------------|------------------|
| Salaries                        | \$208,000        |
| Temporary Wages                 | \$37,500         |
| Other Salary Items              | 1,566            |
| Pension Current                 | 47,349           |
| Pension MAP                     | 11,731           |
| Mandatory Medicare              | 4,199            |
| Health Benefits                 | 22,008           |
| Health Benefits - OPEB          | 2,000            |
| Flex Benefits                   | 5,000            |
| <b>Total Personnel Services</b> | <b>\$339,353</b> |

##### **Operating**

|                                   |         |
|-----------------------------------|---------|
| Advertising                       | \$2,000 |
| Unclassified Contractual Services | 2,957   |

|                                    |                  |
|------------------------------------|------------------|
| IT Consulting Services             | 1,500            |
| Environmental Contractual Services | 2,500            |
| Mobile Device/Phone Services       | 1,800            |
| Office Supplies                    | 4,000            |
| Unclassified Supplies              | 4,000            |
| Memberships/Certificates/Licenses  | 14,744           |
| Lease Expense Building & Office    | 19,337           |
| Insurance                          | 12,328           |
| DIA Marketplace                    | 10,750           |
| DIA Special Events                 | 19,340           |
| DIA Sundown Concert Series         | 8,000            |
| Utilities                          | 2,000            |
| <b>Total Operating Expenses</b>    | <b>\$105,256</b> |
| <b>Total Expenses</b>              | <b>\$444,609</b> |

Section 5. This Resolution shall become effective October 1, 2026.

Section 6. The title of this Resolution shall be read during the public hearing at the meeting of the City Commission of the City of Tallahassee on the 23rd day of September 2026.

PASSED AND ADOPTED by the City Commission of the City of Tallahassee on the 23rd day of September 2026.

# **CITY OF TALLAHASSEE**

By: \_\_\_\_\_  
John E. Dailey  
Mayor

ATTEST:

APPROVED AS TO FORM:

By: \_\_\_\_\_  
James O. Cooke, IV  
City Treasurer-Clerk

By: \_\_\_\_\_  
Amy M. Toman.  
City Attorney



## FY27 - FY31 Five Year Capital Improvement Plan by Department

|                                                    | FY27        | FY28        | FY29        | FY30        | FY31        | All Periods   |
|----------------------------------------------------|-------------|-------------|-------------|-------------|-------------|---------------|
| <b>All Departments</b>                             | 282,759,175 | 267,354,412 | 251,339,350 | 277,102,439 | 302,675,941 | 1,381,231,316 |
| <b>120000 - City Treasurer-Clerk</b>               | 800,000     | 1,250,000   | 350,000     | 40,000      | 75,000      | 2,515,000     |
| <b>120301 - RECORDS</b>                            | 0           | 275,000     | 150,000     | 40,000      | 0           | 465,000       |
| OnBase Upgrade                                     | 0           | 0           | 75,000      | 0           | 0           | 75,000        |
| Records Warehouse Repairs                          | 0           | 200,000     | 0           | 0           | 0           | 200,000       |
| Records Management Study                           | 0           | 75,000      | 75,000      | 40,000      | 0           | 190,000       |
| <b>120401 - REVENUE</b>                            | 300,000     | 400,000     | 200,000     | 0           | 0           | 900,000       |
| Revenue Management System Upgrade/Replacement      | 150,000     | 150,000     | 200,000     | 0           | 0           | 500,000       |
| Revenue Management System Enhancements             | 150,000     | 250,000     | 0           | 0           | 0           | 400,000       |
| <b>120501 - RETIREMENT</b>                         | 500,000     | 500,000     | 0           | 0           | 0           | 1,000,000     |
| Pension Software                                   | 500,000     | 500,000     | 0           | 0           | 0           | 1,000,000     |
| <b>120601 - RISK MANAGEMENT</b>                    | 0           | 75,000      | 0           | 0           | 75,000      | 150,000       |
| RISKMASTER Claims Management Application Upgrade   | 0           | 75,000      | 0           | 0           | 75,000      | 150,000       |
| <b>160000 - Technology &amp; Innovations</b>       | 19,434,762  | 18,177,773  | 15,392,972  | 11,461,982  | 11,773,008  | 76,240,496    |
| <b>160101 - Office of the CIO</b>                  | 7,760,869   | 9,888,680   | 7,375,614   | 3,019,395   | 3,170,365   | 31,214,923    |
| Enterprise Software                                | 2,200,000   | 2,404,163   | 2,524,370   | 2,650,589   | 2,783,119   | 12,562,241    |
| T&I Service Management                             | 303,417     | 334,518     | 351,244     | 368,806     | 387,246     | 1,745,230     |
| Utility Technology Project Mas                     | 5,257,452   | 7,150,000   | 4,500,000   | 0           | 0           | 16,907,452    |
| <b>160102 - Information Security</b>               | 318,000     | 318,000     | 318,000     | 318,000     | 318,000     | 1,590,000     |
| TI Information Security                            | 265,000     | 265,000     | 265,000     | 265,000     | 265,000     | 1,325,000     |
| TI Information Data                                | 53,000      | 53,000      | 53,000      | 53,000      | 53,000      | 265,000       |
| <b>160201 - INNOVATIONS DEVELOPMENT</b>            | 315,000     | 315,000     | 315,000     | 315,000     | 315,000     | 1,575,000     |
| Innovation Initiatives                             | 315,000     | 315,000     | 315,000     | 315,000     | 315,000     | 1,575,000     |
| <b>160301 - PROJECT MANAG &amp; IMPLEMENTATION</b> | 1,381,884   | 268,004     | 283,051     | 298,980     | 315,850     | 2,547,769     |
| CityWorks                                          | 253,790     | 268,004     | 283,051     | 298,980     | 315,850     | 1,419,675     |
| OPAL Implementation                                | 1,128,094   | 0           | 0           | 0           | 0           | 1,128,094     |
| <b>160401 - ENTERPRISE INFRASTRUCTURE</b>          | 2,788,517   | 3,214,792   | 3,296,746   | 3,381,889   | 3,469,216   | 16,151,160    |
| TI Lease Equipment                                 | 1,652,517   | 2,058,842   | 2,120,608   | 2,184,226   | 2,249,753   | 10,265,945    |
| City Wide Wiring Project                           | 75,000      | 75,000      | 75,000      | 75,000      | 75,000      | 375,000       |
| Information Technology Center                      | 145,000     | 149,350     | 153,831     | 158,445     | 163,199     | 769,825       |
| Fiber Optic Redundancy Project                     | 400,000     | 412,000     | 424,000     | 437,091     | 450,204     | 2,123,294     |
| Virtualization Project                             | 120,000     | 123,600     | 127,308     | 131,127     | 135,061     | 637,096       |
| Staff Augmentation - Infrastructure                | 146,000     | 146,000     | 146,000     | 146,000     | 146,000     | 730,000       |
| Financial Systems and Software Upgrades            | 250,000     | 250,000     | 250,000     | 250,000     | 250,000     | 1,250,000     |
| <b>160501 - SOFTWARE SERVICES</b>                  | 175,000     | 150,000     | 0           | 0           | 0           | 325,000       |
| Oracle Environment                                 | 175,000     | 150,000     | 0           | 0           | 0           | 325,000       |
| <b>160601 - PUBLIC SAFETY TECHNOLOGY</b>           | 2,568,000   | 4,023,296   | 3,804,561   | 4,128,718   | 4,184,577   | 18,709,152    |
| CDA Technology                                     | 311,000     | 383,000     | 389,970     | 396,867     | 404,454     | 1,885,291     |
| Public Safety Technology - TFD                     | 50,000      | 50,000      | 50,000      | 50,000      | 50,000      | 250,000       |
| Public Safety Technology - TPD                     | 2,207,000   | 3,590,296   | 3,364,591   | 3,681,851   | 3,730,123   | 16,573,861    |
| <b>160901 - 800 MHZ RADIO SYSTEM</b>               | 4,127,492   | 0           | 0           | 0           | 0           | 4,127,492     |
| APX NEXT radio smart subscriptions                 | 182,325     | 0           | 0           | 0           | 0           | 182,325       |
| Virtual Prime with Geo-Redundancy                  | 307,122     | 0           | 0           | 0           | 0           | 307,122       |

## FY27 - FY31 Five Year Capital Improvement Plan by Department

|                                                      |            |           |           |           |            |            |
|------------------------------------------------------|------------|-----------|-----------|-----------|------------|------------|
| CDA Back Up Dispatch Consoles                        | 138,045    | 0         | 0         | 0         | 0          | 138,045    |
| Radio Console Update                                 | 3,500,000  | 0         | 0         | 0         | 0          | 3,500,000  |
| <b>200000 - Fire</b>                                 | 1,247,500  | 1,247,500 | 1,247,500 | 1,247,500 | 1,247,500  | 6,237,500  |
| <b>200101 - FIRE - ADMINISTRATION</b>                | 1,247,500  | 1,247,500 | 1,247,500 | 1,247,500 | 1,247,500  | 6,237,500  |
| Facilities Management & Maintenance Master           | 400,000    | 400,000   | 400,000   | 400,000   | 400,000    | 2,000,000  |
| Fire Hydrant Maintenance Master                      | 847,500    | 847,500   | 847,500   | 847,500   | 847,500    | 4,237,500  |
| <b>210000 - Police</b>                               | 24,492,697 | 3,935,156 | 3,286,700 | 3,312,000 | 3,868,850  | 38,895,403 |
| <b>210101 - POLICE - OFFICE OF THE CHIEF</b>         | 61,150     | 64,200    | 67,450    | 70,850    | 74,400     | 338,050    |
| AED System Sustainment                               | 61,150     | 64,200    | 67,450    | 70,850    | 74,400     | 338,050    |
| <b>210503 - Patrol Operations</b>                    | 250,000    | 493,800   | 579,500   | 327,150   | 410,250    | 2,060,700  |
| Patrol Drone Program                                 | 0          | 90,000    | 78,000    | 78,000    | 78,000     | 324,000    |
| Officer Protection and Sustainment Master Project    | 250,000    | 403,800   | 501,500   | 249,150   | 332,250    | 1,736,700  |
| <b>210505 - POLICE - TACTICAL OPERATIONS</b>         | 40,000     | 20,000    | 32,000    | 33,600    | 35,300     | 160,900    |
| Drone Replacement                                    | 40,000     | 0         | 0         | 0         | 0          | 40,000     |
| TAC Drone Replacement                                | 0          | 20,000    | 32,000    | 33,600    | 35,300     | 120,900    |
| <b>210603 - POLICE-SPECIAL INVESTIGATIONS</b>        | 640,600    | 550,850   | 574,400   | 599,150   | 830,150    | 3,195,150  |
| Automated License Plate Readers                      | 142,200    | 149,300   | 156,750   | 164,600   | 172,850    | 785,700    |
| Public Safety Camera Systems                         | 100,000    | 100,000   | 100,000   | 100,000   | 105,000    | 505,000    |
| Digital Forensic Analysis and Investigative Software | 185,050    | 208,550   | 220,000   | 232,000   | 244,600    | 1,090,200  |
| Investigative Electronics                            | 88,550     | 93,000    | 97,650    | 102,550   | 107,700    | 489,450    |
| Video Management System and Analytical Software      | 124,800    | 0         | 0         | 0         | 200,000    | 324,800    |
| <b>210604 - POLICE - OPERATIONAL SUPPORT</b>         | 0          | 49,000    | 0         | 0         | 0          | 49,000     |
| Canine Replacement                                   | 0          | 49,000    | 0         | 0         | 0          | 49,000     |
| <b>210614 - Police - Forensics</b>                   | 12,450     | 712,500   | 18,600    | 212,150   | 9,200      | 964,900    |
| Crime-Lite Auto Maintenance                          | 0          | 3,650     | 3,750     | 3,850     | 4,000      | 15,250     |
| Biohazard Evidence Drying Tank                       | 12,450     | 9,650     | 9,950     | 0         | 0          | 32,050     |
| Forensic Unit Drying Tank Filter Replacement         | 0          | 11,850    | 0         | 14,800    | 0          | 26,650     |
| Rapid DNA                                            | 0          | 682,600   | 0         | 188,450   | 0          | 871,050    |
| Crime Light Discover Maintenance                     | 0          | 4,750     | 4,900     | 5,050     | 5,200      | 19,900     |
| <b>210701 - HIGH RISK OFFENDERS</b>                  | 108,900    | 402,750   | 38,150    | 40,050    | 403,050    | 992,900    |
| Real Time Crime Center                               | 34,600     | 402,750   | 38,150    | 40,050    | 42,050     | 557,600    |
| Brasstrax System Maintenance and Expansion           | 74,300     | 0         | 0         | 0         | 361,000    | 435,300    |
| <b>210703 - POLICE - TRAINING</b>                    | 0          | 155,000   | 155,000   | 155,000   | 155,000    | 620,000    |
| Firing Range Filter Replacement                      | 0          | 155,000   | 155,000   | 155,000   | 155,000    | 620,000    |
| <b>210801 - POLICE - FINANCIAL &amp; SUPP MGMT</b>   | 1,304,597  | 1,337,056 | 1,671,600 | 1,724,050 | 1,801,500  | 7,838,803  |
| Body Worn Camera and Video Recording System          | 881,750    | 914,150   | 1,058,700 | 1,107,950 | 1,182,050  | 5,144,600  |
| Taser Program                                        | 422,847    | 422,906   | 549,000   | 549,000   | 549,000    | 2,492,753  |
| In-car Printer Replacement                           | 0          | 0         | 63,900    | 67,100    | 70,450     | 201,450    |
| <b>210804 - POLICE - FACILITY MANAGEMENT</b>         | 22,075,000 | 150,000   | 150,000   | 150,000   | 150,000    | 22,675,000 |
| TPD Repair, Replace and Improve Master Facilities    | 75,000     | 150,000   | 150,000   | 150,000   | 150,000    | 675,000    |
| New Police Facility - Construction                   | 22,000,000 | 0         | 0         | 0         | 0          | 22,000,000 |
| <b>230000 - Parks &amp; Recreation</b>               | 1,150,000  | 6,755,000 | 1,500,000 | 2,250,000 | 12,250,000 | 23,905,000 |
| <b>230101 - PARKS &amp; RECREATION - ADMIN</b>       | 1,000,000  | 4,605,000 | 850,000   | 2,100,000 | 12,100,000 | 20,655,000 |
| East/Northeast Recreation Cen                        | 0          | 0         | 0         | 250,000   | 3,750,000  | 4,000,000  |

## FY27 - FY31 Five Year Capital Improvement Plan by Department

|                                                           |            |            |           |            |            |             |
|-----------------------------------------------------------|------------|------------|-----------|------------|------------|-------------|
| Levy Park Improvements                                    | 0          | 200,000    | 0         | 0          | 0          | 200,000     |
| PRNA RR&I Master                                          | 1,000,000  | 850,000    | 850,000   | 850,000    | 850,000    | 4,400,000   |
| Northwest Park                                            | 0          | 0          | 0         | 1,000,000  | 7,500,000  | 8,500,000   |
| Neighborhood First                                        | 0          | 2,000,000  | 0         | 0          | 0          | 2,000,000   |
| Wade Wehunt Pool Renovations                              | 0          | 1,500,000  | 0         | 0          | 0          | 1,500,000   |
| San Luis Park Boardwalk                                   | 0          | 55,000     | 0         | 0          | 0          | 55,000      |
| <b>230701 - ANIMAL SHELTER</b>                            | 150,000    | 2,150,000  | 650,000   | 150,000    | 150,000    | 3,250,000   |
| Animal Service Center RR&I                                | 150,000    | 150,000    | 150,000   | 150,000    | 150,000    | 750,000     |
| Animal Service Center Roof                                | 0          | 500,000    | 0         | 0          | 0          | 500,000     |
| Animal Service Center HVAC                                | 0          | 1,500,000  | 500,000   | 0          | 0          | 2,000,000   |
| <b>260000 - Housing and Community Resilience</b>          | 175,000    | 175,000    | 175,000   | 175,000    | 175,000    | 875,000     |
| <b>260101 - Revitalization</b>                            | 75,000     | 75,000     | 75,000    | 75,000     | 75,000     | 375,000     |
| Vacant-to-Vibrant                                         | 75,000     | 75,000     | 75,000    | 75,000     | 75,000     | 375,000     |
| <b>260901 - Housing</b>                                   | 100,000    | 100,000    | 100,000   | 100,000    | 100,000    | 500,000     |
| Water and Sewer System Charge                             | 100,000    | 100,000    | 100,000   | 100,000    | 100,000    | 500,000     |
| <b>270000 - Aviation</b>                                  | 10,666,233 | 22,333,333 | 7,967,500 | 28,492,500 | 41,496,753 | 110,956,319 |
| <b>270203 - CAPITAL PROG &amp; ENV COMPLIANCE</b>         | 10,666,233 | 22,333,333 | 7,967,500 | 28,492,500 | 41,496,753 | 110,956,319 |
| Homeland Security                                         | 125,000    | 125,000    | 125,000   | 125,000    | 125,000    | 625,000     |
| Floor Care                                                | 25,000     | 25,000     | 25,000    | 25,000     | 25,000     | 125,000     |
| Airport SMS                                               | 20,000     | 20,000     | 20,000    | 20,000     | 20,000     | 100,000     |
| Airfield Preservation                                     | 150,000    | 150,000    | 150,000   | 150,000    | 150,000    | 750,000     |
| Airfield Pavement Maintenance                             | 150,000    | 150,000    | 150,000   | 150,000    | 150,000    | 750,000     |
| Airport Safety Project                                    | 12,500     | 12,500     | 12,500    | 12,500     | 12,500     | 62,500      |
| ARFF Station Maintenance                                  | 15,000     | 15,000     | 15,000    | 15,000     | 15,000     | 75,000      |
| Aviation Stormwater                                       | 20,000     | 20,000     | 20,000    | 20,000     | 20,000     | 100,000     |
| Baggage Handling System-Repairs & Maintenance             | 60,000     | 60,000     | 60,000    | 60,000     | 60,000     | 300,000     |
| Chillers/Boilers Maintenance                              | 50,000     | 50,000     | 50,000    | 50,000     | 50,000     | 250,000     |
| Emergency Maintenance                                     | 40,000     | 40,000     | 40,000    | 40,000     | 40,000     | 200,000     |
| Furniture and Fixtures                                    | 60,000     | 60,000     | 60,000    | 60,000     | 60,000     | 300,000     |
| Miscellaneous Major/Minor Repair/Replacement/Improvements | 400,000    | 300,000    | 300,000   | 300,000    | 300,000    | 1,600,000   |
| MUPIDS                                                    | 70,000     | 70,000     | 70,000    | 70,000     | 70,000     | 350,000     |
| Passenger Loading Bridge                                  | 25,000     | 25,000     | 25,000    | 25,000     | 25,000     | 125,000     |
| Professional Studies                                      | 100,000    | 100,000    | 100,000   | 100,000    | 100,000    | 500,000     |
| Safety & Security System Repairs                          | 65,000     | 65,000     | 65,000    | 65,000     | 65,000     | 325,000     |
| Vehicle Replacement Upgrade                               | 10,000     | 10,000     | 10,000    | 10,000     | 10,000     | 50,000      |
| Rental Car Improvements                                   | 150,000    | 150,000    | 150,000   | 150,000    | 150,000    | 750,000     |
| Airport Access and Roadway Realignment Phase II           | 0          | 4,000,000  | 0         | 0          | 0          | 4,000,000   |
| Air Traffic Control Tower Repairs & Maintenance           | 80,000     | 80,000     | 80,000    | 80,000     | 80,000     | 400,000     |
| Terminal Passenger Loading Bridge Replacement - A5/A6     | 1,650,000  | 0          | 0         | 0          | 0          | 1,650,000   |
| Common Use System                                         | 35,000     | 35,000     | 35,000    | 35,000     | 35,000     | 175,000     |
| Air Carrier Incentive Program                             | 1,000,000  | 650,000    | 300,000   | 300,000    | 300,000    | 2,550,000   |
| Air Service Improvement Program                           | 200,000    | 200,000    | 200,000   | 200,000    | 200,000    | 1,000,000   |
| Business/Economic Development                             | 45,000     | 45,000     | 45,000    | 45,000     | 45,000     | 225,000     |
| Marketing and Promotions                                  | 75,000     | 75,000     | 75,000    | 75,000     | 75,000     | 375,000     |

## FY27 - FY31 Five Year Capital Improvement Plan by Department

|                                                            |            |            |            |            |            |             |
|------------------------------------------------------------|------------|------------|------------|------------|------------|-------------|
| Taxiway A South Rehabilitation - Construction (TWY B - A7) | 0          | 0          | 0          | 25,000,000 | 0          | 25,000,000  |
| Advanced Air Mobility Planning Study                       | 75,000     | 0          | 0          | 0          | 0          | 75,000      |
| Parking Lot Improvements                                   | 0          | 0          | 3,500,000  | 0          | 0          | 3,500,000   |
| Aircraft Rescue and Fire Fighting Truck 53 Replacement     | 500,000    | 600,000    | 0          | 0          | 0          | 1,100,000   |
| RTR Relocation                                             | 0          | 0          | 0          | 0          | 3,754,253  | 3,754,253   |
| Aircraft Rescue and Fire Fighting Truck 51 Replacement     | 0          | 0          | 0          | 750,000    | 0          | 750,000     |
| FAA Wildlife Hazard Assessment                             | 0          | 0          | 125,000    | 0          | 0          | 125,000     |
| Terminal Modernization - Terminal HVAC                     | 1,350,000  | 0          | 0          | 0          | 0          | 1,350,000   |
| Public Address System Upgrades                             | 0          | 0          | 250,000    | 0          | 0          | 250,000     |
| Terminal Capacity, Access, and Infrastructure Improvements | 3,333,333  | 3,333,333  | 0          | 0          | 0          | 6,666,666   |
| FAA Surface Awareness Initiative                           | 155,400    | 0          | 0          | 0          | 0          | 155,400     |
| Airport Master Plan Update                                 | 0          | 0          | 1,000,000  | 0          | 0          | 1,000,000   |
| Aircraft Air Stairs                                        | 60,000     | 0          | 0          | 0          | 0          | 60,000      |
| Ground Support Equipment Maintenance                       | 10,000     | 10,000     | 10,000     | 10,000     | 10,000     | 50,000      |
| CBP                                                        | 450,000    | 450,000    | 800,000    | 450,000    | 450,000    | 2,600,000   |
| FTZ                                                        | 100,000    | 100,000    | 100,000    | 100,000    | 100,000    | 500,000     |
| Airport Hangar Expansion Project                           | 0          | 11,232,500 | 0          | 0          | 0          | 11,232,500  |
| Airport Multi-Level Parking Structure                      | 0          | 0          | 0          | 0          | 35,000,000 | 35,000,000  |
| Airport Signage Study                                      | 0          | 75,000     | 0          | 0          | 0          | 75,000      |
| <b>280000 - StarMetro</b>                                  | 0          | 1,511,546  | 0          | 0          | 0          | 1,511,546   |
| <b>280301 - STARMETRO - GARAGE FACILITIES</b>              | 0          | 1,511,546  | 0          | 0          | 0          | 1,511,546   |
| Appleyard Electric Vehicle Charging Infrastructure         | 0          | 1,511,546  | 0          | 0          | 0          | 1,511,546   |
| <b>290000 - Electric &amp; Gas Utility</b>                 | 67,837,000 | 67,362,000 | 70,301,000 | 63,124,000 | 77,387,000 | 346,011,000 |
| <b>290101 - ELECTRIC - MANAGEMENT</b>                      | 907,000    | 425,000    | 442,000    | 384,000    | 403,000    | 2,561,000   |
| Operations Center RR&I                                     | 331,000    | 349,000    | 366,000    | 384,000    | 403,000    | 1,833,000   |
| Facilities Rehabilitation Master                           | 76,000     | 76,000     | 76,000     | 0          | 0          | 228,000     |
| Operations Building Window Replacement                     | 500,000    | 0          | 0          | 0          | 0          | 500,000     |
| <b>290102 - ELECTRIC - SYSTEM CONTROL</b>                  | 6,631,000  | 11,615,000 | 12,808,000 | 11,446,000 | 16,886,000 | 59,386,000  |
| Back-up Control Center                                     | 0          | 400,000    | 400,000    | 0          | 0          | 800,000     |
| Meter Installations                                        | 2,123,000  | 2,229,000  | 2,341,000  | 2,458,000  | 2,580,000  | 11,731,000  |
| SCADA Replacement                                          | 0          | 0          | 0          | 300,000    | 5,500,000  | 5,800,000   |
| System Monitoring & Control                                | 4,508,000  | 2,686,000  | 3,767,000  | 2,388,000  | 2,506,000  | 15,855,000  |
| AMI Replacement                                            | 0          | 6,300,000  | 6,300,000  | 6,300,000  | 6,300,000  | 25,200,000  |
| <b>290201 - ELECTRIC - SYSTEM PLANNING</b>                 | 6,150,000  | 6,150,000  | 6,150,000  | 3,650,000  | 3,650,000  | 25,750,000  |
| Energy Efficiency & DSM                                    | 2,000,000  | 2,000,000  | 2,000,000  | 2,000,000  | 2,000,000  | 10,000,000  |
| COT_EV Charging Stations                                   | 750,000    | 0          | 0          | 0          | 0          | 750,000     |
| Storage, Automation & Moderniz                             | 2,500,000  | 2,500,000  | 2,500,000  | 0          | 0          | 7,500,000   |
| System Planning Studies & Technology Projects              | 900,000    | 900,000    | 900,000    | 900,000    | 900,000    | 4,500,000   |
| EV Charging Stations                                       | 0          | 750,000    | 750,000    | 750,000    | 750,000    | 3,000,000   |
| <b>290301 - ELECTRIC - HOPKINS</b>                         | 8,660,000  | 6,360,000  | 7,310,000  | 6,635,000  | 6,810,000  | 35,775,000  |
| Hopkins RR&I Master                                        | 8,660,000  | 6,360,000  | 7,310,000  | 6,635,000  | 6,810,000  | 35,775,000  |
| <b>290302 - ELECTRIC - PURDOM</b>                          | 3,425,000  | 3,445,000  | 1,800,000  | 1,850,000  | 1,530,000  | 12,050,000  |
| Purdum RR&I Master                                         | 3,425,000  | 3,445,000  | 1,800,000  | 1,850,000  | 1,530,000  | 12,050,000  |
| <b>290305 - ELECTRIC - PRODUCTION MGMT</b>                 | 200,000    | 0          | 0          | 0          | 0          | 200,000     |

## FY27 - FY31 Five Year Capital Improvement Plan by Department

|                                                                   |             |            |             |             |             |             |
|-------------------------------------------------------------------|-------------|------------|-------------|-------------|-------------|-------------|
| Prod Mgmt-CHAMPS Upgrade                                          | 200,000     | 0          | 0           | 0           | 0           | 200,000     |
| <b>290503 - GAS UTILITY</b>                                       | 8,724,000   | 9,177,000  | 9,371,000   | 7,239,000   | 7,458,000   | 41,969,000  |
| Gas Operations Master                                             | 7,424,000   | 8,377,000  | 8,571,000   | 6,439,000   | 6,658,000   | 37,469,000  |
| Gas A/R Master                                                    | 300,000     | 300,000    | 300,000     | 300,000     | 300,000     | 1,500,000   |
| Valve Replacement                                                 | 500,000     | 0          | 0           | 0           | 0           | 500,000     |
| T&I Services Payments                                             | 500,000     | 500,000    | 500,000     | 500,000     | 500,000     | 2,500,000   |
| <b>290701 - POWER DELIVERY</b>                                    | 31,490,000  | 29,890,000 | 32,420,000  | 31,920,000  | 40,650,000  | 166,370,000 |
| Property Acquisitions                                             | 500,000     | 550,000    | 600,000     | 650,000     | 700,000     | 3,000,000   |
| New Service Installations                                         | 6,870,000   | 7,000,000  | 7,390,000   | 7,660,000   | 7,940,000   | 36,860,000  |
| Street & Area Lighting                                            | 2,990,000   | 3,120,000  | 3,300,000   | 3,440,000   | 3,530,000   | 16,380,000  |
| Electric A/R Master                                               | 5,250,000   | 5,250,000  | 5,250,000   | 5,250,000   | 5,250,000   | 26,250,000  |
| Transmission & Distribution RR&I                                  | 6,740,000   | 6,230,000  | 6,540,000   | 6,860,000   | 7,200,000   | 33,570,000  |
| Power Delivery Construction                                       | 8,540,000   | 6,940,000  | 8,340,000   | 7,060,000   | 15,030,000  | 45,910,000  |
| OH to URD Upgrades-Cost Shared                                    | 600,000     | 800,000    | 1,000,000   | 1,000,000   | 1,000,000   | 4,400,000   |
| <b>290901 - Electric Supply Center</b>                            | 1,650,000   | 300,000    | 0           | 0           | 0           | 1,950,000   |
| New USC Construction                                              | 400,000     | 300,000    | 0           | 0           | 0           | 700,000     |
| USC Warehouse Demolition                                          | 500,000     | 0          | 0           | 0           | 0           | 500,000     |
| Transformer Oil Reclamation Bldg                                  | 750,000     | 0          | 0           | 0           | 0           | 750,000     |
| <b>350000 - Community Beautification &amp; Waste Management</b>   | 268,140     | 399,643    | 411,012     | 423,603     | 435,421     | 1,937,819   |
| <b>350301 - SOLID WASTE - COMM - DUMPSTER</b>                     | 268,140     | 245,643    | 253,012     | 260,603     | 268,421     | 1,295,819   |
| Solid Waste Smart City Routing & Optimization Application         | 268,140     | 245,643    | 253,012     | 260,603     | 268,421     | 1,295,819   |
| <b>350501 - Community Beautification Mgmt.</b>                    | 0           | 154,000    | 158,000     | 163,000     | 167,000     | 642,000     |
| Replacement of Mowing Equipment                                   | 0           | 91,000     | 93,000      | 96,000      | 98,000      | 378,000     |
| Replacement of Utility Vehicles                                   | 0           | 63,000     | 65,000      | 67,000      | 69,000      | 264,000     |
| <b>360000 - Real Estate Management</b>                            | 500,000     | 60,000     | 190,000     | 190,000     | 0           | 940,000     |
| <b>360101 - REAL ESTATE</b>                                       | 500,000     | 60,000     | 190,000     | 190,000     | 0           | 940,000     |
| Renaissance Elevator Upgrades                                     | 0           | 0          | 190,000     | 190,000     | 0           | 380,000     |
| Renaissance Exterior Paint & Seal                                 | 0           | 60,000     | 0           | 0           | 0           | 60,000      |
| Renaissance Roof                                                  | 500,000     | 0          | 0           | 0           | 0           | 500,000     |
| <b>470000 - Fleet</b>                                             | 17,402,963  | 18,273,111 | 19,186,766  | 20,146,104  | 21,153,409  | 96,162,353  |
| <b>470301 - Fleet Management - Parts</b>                          | 17,402,963  | 18,273,111 | 19,186,766  | 20,146,104  | 21,153,409  | 96,162,353  |
| Fleet Vehicle Replacement                                         | 17,402,963  | 18,273,111 | 19,186,766  | 20,146,104  | 21,153,409  | 96,162,353  |
| <b>490000 - Underground Utilities &amp; Public Infrastructure</b> | 111,084,880 | 95,174,350 | 106,130,900 | 114,539,750 | 130,114,000 | 557,043,880 |
| <b>490101 - WATER - ADMINISTRATION</b>                            | 8,981,880   | 5,020,000  | 0           | 0           | 0           | 14,001,880  |
| PFAS Mitigation                                                   | 851,880     | 0          | 0           | 0           | 0           | 851,880     |
| LBR Relocation                                                    | 8,130,000   | 5,020,000  | 0           | 0           | 0           | 13,150,000  |
| <b>490103 - WATER T&amp;D ADMINISTRATION</b>                      | 5,180,000   | 5,220,000  | 5,440,000   | 5,670,000   | 5,910,000   | 27,420,000  |
| Water Distribution Master                                         | 5,180,000   | 5,220,000  | 5,440,000   | 5,670,000   | 5,910,000   | 27,420,000  |
| <b>490201 - Sewer Administration</b>                              | 1,074,000   | 1,074,000  | 1,074,000   | 1,074,000   | 1,074,000   | 5,370,000   |
| UUPI Digital Infrastructure                                       | 1,074,000   | 1,074,000  | 1,074,000   | 1,074,000   | 1,074,000   | 5,370,000   |
| <b>490209 - ENGINEERING AND INSPECTION</b>                        | 59,750,000  | 43,280,000 | 59,250,000  | 67,250,000  | 81,960,000  | 311,490,000 |
| Southside Triangle Utility Expansion                              | 4,760,000   | 1,560,000  | 0           | 0           | 0           | 6,320,000   |
| Water System Engineering                                          | 7,840,000   | 7,250,000  | 15,900,000  | 13,360,000  | 19,070,000  | 63,420,000  |
| WW Collection Engineering                                         | 18,120,000  | 17,790,000 | 17,140,000  | 15,480,000  | 13,800,000  | 82,330,000  |

## FY27 - FY31 Five Year Capital Improvement Plan by Department

|                                                         |            |            |            |            |            |             |
|---------------------------------------------------------|------------|------------|------------|------------|------------|-------------|
| WW Treatment Engineering                                | 10,220,000 | 11,680,000 | 8,960,000  | 16,910,000 | 21,460,000 | 69,230,000  |
| CCSW Widening                                           | 17,810,000 | 0          | 0          | 0          | 0          | 17,810,000  |
| NE Forcemain & Pump Station                             | 1,000,000  | 5,000,000  | 17,250,000 | 21,500,000 | 27,630,000 | 72,380,000  |
| <b>490302 - WW TREATMENT OPERATIONS</b>                 | 1,750,000  | 1,870,000  | 2,000,000  | 2,140,000  | 2,290,000  | 10,050,000  |
| Wastewater Treatment Master                             | 1,750,000  | 1,870,000  | 2,000,000  | 2,140,000  | 2,290,000  | 10,050,000  |
| <b>490402 - WW COLLECTION MAINTENANCE</b>               | 3,800,000  | 4,070,000  | 4,350,000  | 4,660,000  | 4,980,000  | 21,860,000  |
| Wastewater Collection Master                            | 3,800,000  | 4,070,000  | 4,350,000  | 4,660,000  | 4,980,000  | 21,860,000  |
| <b>490405 - PUMPING STATIONS</b>                        | 1,360,000  | 1,420,000  | 1,510,000  | 1,570,000  | 1,680,000  | 7,540,000   |
| Pump Station Renovation & Maintenance                   | 1,360,000  | 1,420,000  | 1,510,000  | 1,570,000  | 1,680,000  | 7,540,000   |
| <b>490509 - WATER SUPPLY</b>                            | 3,960,000  | 3,970,000  | 3,990,000  | 4,000,000  | 4,010,000  | 19,930,000  |
| Backflow Reimbursement Program                          | 600,000    | 600,000    | 600,000    | 600,000    | 600,000    | 3,000,000   |
| Water Production Master                                 | 3,360,000  | 3,370,000  | 3,390,000  | 3,400,000  | 3,410,000  | 16,930,000  |
| <b>490701 - STORMWATER MANAGEMENT</b>                   | 7,820,000  | 8,030,000  | 8,240,000  | 7,600,000  | 3,610,000  | 35,300,000  |
| SW System Improvements                                  | 7,430,000  | 7,590,000  | 7,800,000  | 7,160,000  | 3,170,000  | 33,150,000  |
| SW Planning Program                                     | 390,000    | 440,000    | 440,000    | 440,000    | 440,000    | 2,150,000   |
| <b>490702 - DRAINAGE OPERATIONS</b>                     | 2,100,000  | 2,150,000  | 2,190,000  | 2,240,000  | 2,290,000  | 10,970,000  |
| Drainage Maintenance Master                             | 2,100,000  | 2,150,000  | 2,190,000  | 2,240,000  | 2,290,000  | 10,970,000  |
| <b>490801 - PUBLIC INF ENGINEERING &amp; ADMIN</b>      | 5,139,000  | 5,860,350  | 5,206,900  | 5,105,750  | 8,850,000  | 30,162,000  |
| Airport Drive Bridge Replacement                        | 0          | 1,750,000  | 0          | 0          | 0          | 1,750,000   |
| Fairlane Road PASS                                      | 2,500,000  | 0          | 0          | 0          | 0          | 2,500,000   |
| New Sidewalk Program                                    | 2,000,000  | 3,000,000  | 3,000,000  | 3,000,000  | 3,270,000  | 14,270,000  |
| PI Small Projects Initiative                            | 200,000    | 200,000    | 200,000    | 200,000    | 200,000    | 1,000,000   |
| Jake Gaither Community PASS                             | 239,000    | 910,350    | 606,900    | 505,750    | 0          | 2,262,000   |
| Easterwood Drive PASS                                   | 0          | 0          | 1,400,000  | 1,400,000  | 5,380,000  | 8,180,000   |
| Apalachee Parkway Median Improvements                   | 200,000    | 0          | 0          | 0          | 0          | 200,000     |
| <b>490804 - PUBLIC INFRASTRUCTURE OPERATIO</b>          | 6,900,000  | 9,300,000  | 8,600,000  | 8,700,000  | 8,800,000  | 42,300,000  |
| Maintenance Sidewalks                                   | 1,400,000  | 1,500,000  | 1,600,000  | 1,700,000  | 1,800,000  | 8,000,000   |
| Street Resurfacing Master                               | 5,500,000  | 7,000,000  | 7,000,000  | 7,000,000  | 7,000,000  | 33,500,000  |
| Roadway Pavement Assessment                             | 0          | 800,000    | 0          | 0          | 0          | 800,000     |
| <b>490903 - Traffic Signal System Ops</b>               | 2,970,000  | 3,280,000  | 3,620,000  | 3,840,000  | 3,930,000  | 17,640,000  |
| Traffic A/R Master                                      | 1,250,000  | 1,250,000  | 1,250,000  | 1,250,000  | 1,250,000  | 6,250,000   |
| Traffic Operations Master                               | 1,530,000  | 1,580,000  | 1,620,000  | 1,670,000  | 1,720,000  | 8,120,000   |
| ATC Cabinet Upgrade                                     | 190,000    | 450,000    | 750,000    | 920,000    | 960,000    | 3,270,000   |
| <b>490905 - TRAFFIC ENGINEERING</b>                     | 300,000    | 630,000    | 660,000    | 690,000    | 730,000    | 3,010,000   |
| Traffic Safety Enhancements                             | 300,000    | 630,000    | 660,000    | 690,000    | 730,000    | 3,010,000   |
| <b>550000 - Facilities Management</b>                   | 27,700,000 | 30,700,000 | 25,200,000 | 31,700,000 | 2,700,000  | 118,000,000 |
| <b>550101 - Facilities Management</b>                   | 27,700,000 | 30,700,000 | 25,200,000 | 31,700,000 | 2,700,000  | 118,000,000 |
| City Hall Roof                                          | 0          | 5,500,000  | 0          | 0          | 0          | 5,500,000   |
| Facilities Improvement Master                           | 1,500,000  | 1,500,000  | 1,500,000  | 1,500,000  | 1,500,000  | 7,500,000   |
| HVAC Improvement Master                                 | 1,200,000  | 1,200,000  | 1,200,000  | 1,200,000  | 1,200,000  | 6,000,000   |
| Northwood Centre                                        | 25,000,000 | 0          | 0          | 0          | 0          | 25,000,000  |
| City Hall Phase Garage Waterproofing/Structural Repairs | 0          | 9,500,000  | 9,500,000  | 9,000,000  | 0          | 28,000,000  |
| Kleman Plaza Structural Repair                          | 0          | 13,000,000 | 13,000,000 | 20,000,000 | 0          | 46,000,000  |



## FY27 - FY31 Five Year Capital Improvement Plan by Funding Source

| Funding Source                         | Project                                                           | FY27      | FY28      | FY29      | FY30      | FY31      | All Periods |
|----------------------------------------|-------------------------------------------------------------------|-----------|-----------|-----------|-----------|-----------|-------------|
| Building Inspection Reserve Fund (121) | OPAL Implementation                                               | 1,128,094 | 0         | 0         | 0         | 0         | 1,128,094   |
| Building Inspection Reserve Fund (121) | <b>160301 - PROJECT MANAG &amp; IMPLEMENTATION</b>                | 1,128,094 | 0         | 0         | 0         | 0         | 1,128,094   |
| Building Inspection Reserve Fund (121) | <b>160000 - Technology &amp; Innovations</b>                      | 1,128,094 | 0         | 0         | 0         | 0         | 1,128,094   |
| Building Inspection Reserve Fund (121) | Renaissance Roof                                                  | 64,676    | 0         | 0         | 0         | 0         | 64,676      |
| Building Inspection Reserve Fund (121) | <b>360101 - REAL ESTATE</b>                                       | 64,676    | 0         | 0         | 0         | 0         | 64,676      |
| Building Inspection Reserve Fund (121) | <b>360000 - Real Estate Management</b>                            | 64,676    | 0         | 0         | 0         | 0         | 64,676      |
| Building Inspection Reserve Fund (121) | <b>All Departments</b>                                            | 1,192,770 | 0         | 0         | 0         | 0         | 1,192,770   |
| Fire Construction Fund (131)           | Facilities Management & Maintenance Master                        | 400,000   | 400,000   | 400,000   | 400,000   | 400,000   | 2,000,000   |
| Fire Construction Fund (131)           | Fire Hydrant Maintenance Master                                   | 847,500   | 847,500   | 847,500   | 847,500   | 847,500   | 4,237,500   |
| Fire Construction Fund (131)           | <b>200101 - FIRE - ADMINISTRATION</b>                             | 1,247,500 | 1,247,500 | 1,247,500 | 1,247,500 | 1,247,500 | 6,237,500   |
| Fire Construction Fund (131)           | <b>200000 - Fire</b>                                              | 1,247,500 | 1,247,500 | 1,247,500 | 1,247,500 | 1,247,500 | 6,237,500   |
| Fire Construction Fund (131)           | <b>All Departments</b>                                            | 1,247,500 | 1,247,500 | 1,247,500 | 1,247,500 | 1,247,500 | 6,237,500   |
| 800 MHz Fund                           | APX NEXT radio smart subscriptions                                | 91,163    | 0         | 0         | 0         | 0         | 91,163      |
| 800 MHz Fund                           | Virtual Prime with Geo-Redundancy                                 | 153,561   | 0         | 0         | 0         | 0         | 153,561     |
| 800 MHz Fund                           | CDA Back Up Dispatch Consoles                                     | 69,022    | 0         | 0         | 0         | 0         | 69,022      |
| 800 MHz Fund                           | <b>160901 - 800 MHZ RADIO SYSTEM</b>                              | 313,746   | 0         | 0         | 0         | 0         | 313,746     |
| 800 MHz Fund                           | <b>160000 - Technology &amp; Innovations</b>                      | 313,746   | 0         | 0         | 0         | 0         | 313,746     |
| 800 MHz Fund                           | <b>All Departments</b>                                            | 313,746   | 0         | 0         | 0         | 0         | 313,746     |
| Concurrency - Dist 2 SE- Road (172)    | Apalachee Parkway Median Improvements                             | 200,000   | 0         | 0         | 0         | 0         | 200,000     |
| Concurrency - Dist 2 SE- Road (172)    | <b>490801 - PUBLIC INF ENGINEERING &amp; ADMIN</b>                | 200,000   | 0         | 0         | 0         | 0         | 200,000     |
| Concurrency - Dist 2 SE- Road (172)    | <b>490000 - Underground Utilities &amp; Public Infrastructure</b> | 200,000   | 0         | 0         | 0         | 0         | 200,000     |
| Concurrency - Dist 2 SE- Road (172)    | <b>All Departments</b>                                            | 200,000   | 0         | 0         | 0         | 0         | 200,000     |
| Passenger Facility Charge              | Terminal Passenger Loading Bridge Replacement - A5/A6             | 1,650,000 | 0         | 0         | 0         | 0         | 1,650,000   |
| Passenger Facility Charge              | Taxiway A South Rehabilitation - Construction (TWY B - A7)        | 0         | 0         | 0         | 1,250,000 | 0         | 1,250,000   |
| Passenger Facility Charge              | Aircraft Rescue and Fire Fighting Truck 53 Replacement            | 500,000   | 600,000   | 0         | 0         | 0         | 1,100,000   |
| Passenger Facility Charge              | Aircraft Rescue and Fire Fighting Truck 51 Replacement            | 0         | 0         | 0         | 750,000   | 0         | 750,000     |
| Passenger Facility Charge              | Terminal Modernization - Terminal HVAC                            | 550,000   | 0         | 0         | 0         | 0         | 550,000     |
| Passenger Facility Charge              | Public Address System Upgrades                                    | 0         | 0         | 250,000   | 0         | 0         | 250,000     |
| Passenger Facility Charge              | <b>270203 - CAPITAL PROG &amp; ENV COMPLIANCE</b>                 | 2,700,000 | 600,000   | 250,000   | 2,000,000 | 0         | 5,550,000   |
| Passenger Facility Charge              | <b>270000 - Aviation</b>                                          | 2,700,000 | 600,000   | 250,000   | 2,000,000 | 0         | 5,550,000   |
| Passenger Facility Charge              | <b>All Departments</b>                                            | 2,700,000 | 600,000   | 250,000   | 2,000,000 | 0         | 5,550,000   |
| Capital Project Account (GGCPA) (300)  | OnBase Upgrade                                                    | 0         | 0         | 75,000    | 0         | 0         | 75,000      |
| Capital Project Account (GGCPA) (300)  | Records Warehouse Repairs                                         | 0         | 200,000   | 0         | 0         | 0         | 200,000     |
| Capital Project Account (GGCPA) (300)  | Records Management Study                                          | 0         | 75,000    | 75,000    | 40,000    | 0         | 190,000     |
| Capital Project Account (GGCPA) (300)  | <b>120301 - RECORDS</b>                                           | 0         | 275,000   | 150,000   | 40,000    | 0         | 465,000     |
| Capital Project Account (GGCPA) (300)  | RISKMASTER Claims Management Application Upgrade                  | 0         | 75,000    | 0         | 0         | 75,000    | 150,000     |
| Capital Project Account (GGCPA) (300)  | <b>120601 - RISK MANAGEMENT</b>                                   | 0         | 75,000    | 0         | 0         | 75,000    | 150,000     |
| Capital Project Account (GGCPA) (300)  | <b>120000 - City Treasurer-Clerk</b>                              | 0         | 350,000   | 150,000   | 40,000    | 75,000    | 615,000     |
| Capital Project Account (GGCPA) (300)  | Public Safety Technology - TPD                                    | 2,207,000 | 3,590,296 | 3,364,591 | 3,681,851 | 3,730,123 | 16,573,861  |
| Capital Project Account (GGCPA) (300)  | <b>160601 - PUBLIC SAFETY TECHNOLOGY</b>                          | 2,207,000 | 3,590,296 | 3,364,591 | 3,681,851 | 3,730,123 | 16,573,861  |
| Capital Project Account (GGCPA) (300)  | <b>160000 - Technology &amp; Innovations</b>                      | 2,207,000 | 3,590,296 | 3,364,591 | 3,681,851 | 3,730,123 | 16,573,861  |
| Capital Project Account (GGCPA) (300)  | AED System Sustainment                                            | 61,150    | 64,200    | 67,450    | 70,850    | 74,400    | 338,050     |
| Capital Project Account (GGCPA) (300)  | <b>210101 - POLICE - OFFICE OF THE CHIEF</b>                      | 61,150    | 64,200    | 67,450    | 70,850    | 74,400    | 338,050     |
| Capital Project Account (GGCPA) (300)  | Patrol Drone Program                                              | 0         | 90,000    | 78,000    | 78,000    | 78,000    | 324,000     |
| Capital Project Account (GGCPA) (300)  | Officer Protection and Sustainment Master Project                 | 250,000   | 403,800   | 501,500   | 249,150   | 332,250   | 1,736,700   |
| Capital Project Account (GGCPA) (300)  | <b>210503 - Patrol Operations</b>                                 | 250,000   | 493,800   | 579,500   | 327,150   | 410,250   | 2,060,700   |
| Capital Project Account (GGCPA) (300)  | Drone Replacement                                                 | 40,000    | 0         | 0         | 0         | 0         | 40,000      |
| Capital Project Account (GGCPA) (300)  | TAC Drone Replacement                                             | 0         | 20,000    | 32,000    | 33,600    | 35,300    | 120,900     |
| Capital Project Account (GGCPA) (300)  | <b>210505 - POLICE - TACTICAL OPERATIONS</b>                      | 40,000    | 20,000    | 32,000    | 33,600    | 35,300    | 160,900     |
| Capital Project Account (GGCPA) (300)  | Automated License Plate Readers                                   | 142,200   | 149,300   | 156,750   | 164,600   | 172,850   | 785,700     |
| Capital Project Account (GGCPA) (300)  | Public Safety Camera Systems                                      | 100,000   | 100,000   | 100,000   | 100,000   | 105,000   | 505,000     |
| Capital Project Account (GGCPA) (300)  | Digital Forensic Analysis and Investigative Software              | 185,050   | 208,550   | 220,000   | 232,000   | 244,600   | 1,090,200   |
| Capital Project Account (GGCPA) (300)  | Investigative Electronics                                         | 88,550    | 93,000    | 97,650    | 102,550   | 107,700   | 489,450     |
| Capital Project Account (GGCPA) (300)  | Video Management System and Analytical Software                   | 124,800   | 0         | 0         | 0         | 200,000   | 324,800     |
| Capital Project Account (GGCPA) (300)  | <b>210603 - POLICE-SPECIAL INVESTIGATIONS</b>                     | 640,600   | 550,850   | 574,400   | 599,150   | 830,150   | 3,195,150   |
| Capital Project Account (GGCPA) (300)  | Canine Replacement                                                | 0         | 49,000    | 0         | 0         | 0         | 49,000      |
| Capital Project Account (GGCPA) (300)  | <b>210604 - POLICE - OPERATIONAL SUPPORT</b>                      | 0         | 49,000    | 0         | 0         | 0         | 49,000      |

## FY27 - FY31 Five Year Capital Improvement Plan by Funding Source

|                                       |                                                                   |           |            |            |            |            |            |
|---------------------------------------|-------------------------------------------------------------------|-----------|------------|------------|------------|------------|------------|
| Capital Project Account (GGCPA) (300) | Crime-Lite Auto Maintenance                                       | 0         | 3,650      | 3,750      | 3,850      | 4,000      | 15,250     |
| Capital Project Account (GGCPA) (300) | Biohazard Evidence Drying Tank                                    | 12,450    | 9,650      | 9,950      | 0          | 0          | 32,050     |
| Capital Project Account (GGCPA) (300) | Forensic Unit Drying Tank Filter Replacement                      | 0         | 11,850     | 0          | 14,800     | 0          | 26,650     |
| Capital Project Account (GGCPA) (300) | Rapid DNA                                                         | 0         | 682,600    | 0          | 188,450    | 0          | 871,050    |
| Capital Project Account (GGCPA) (300) | Crime Light Discover Maintenance                                  | 0         | 4,750      | 4,900      | 5,050      | 5,200      | 19,900     |
| Capital Project Account (GGCPA) (300) | <b>210614 - Police - Forensics</b>                                | 12,450    | 712,500    | 18,600     | 212,150    | 9,200      | 964,900    |
| Capital Project Account (GGCPA) (300) | Real Time Crime Center                                            | 34,600    | 402,750    | 38,150     | 40,050     | 42,050     | 557,600    |
| Capital Project Account (GGCPA) (300) | Brasstrax System Maintenance and Expansion                        | 74,300    | 0          | 0          | 0          | 361,000    | 435,300    |
| Capital Project Account (GGCPA) (300) | <b>210701 - HIGH RISK OFFENDERS</b>                               | 108,900   | 402,750    | 38,150     | 40,050     | 403,050    | 992,900    |
| Capital Project Account (GGCPA) (300) | Firing Range Filter Replacement                                   | 0         | 155,000    | 155,000    | 155,000    | 155,000    | 620,000    |
| Capital Project Account (GGCPA) (300) | <b>210703 - POLICE - TRAINING</b>                                 | 0         | 155,000    | 155,000    | 155,000    | 155,000    | 620,000    |
| Capital Project Account (GGCPA) (300) | Body Worn Camera and Video Recording System                       | 881,750   | 914,150    | 1,058,700  | 1,107,950  | 1,182,050  | 5,144,600  |
| Capital Project Account (GGCPA) (300) | Taser Program                                                     | 422,847   | 422,906    | 549,000    | 549,000    | 549,000    | 2,492,753  |
| Capital Project Account (GGCPA) (300) | In-car Printer Replacement                                        | 0         | 0          | 63,900     | 67,100     | 70,450     | 201,450    |
| Capital Project Account (GGCPA) (300) | <b>210801 - POLICE - FINANCIAL &amp; SUPP MGMT</b>                | 1,304,597 | 1,337,056  | 1,671,600  | 1,724,050  | 1,801,500  | 7,838,803  |
| Capital Project Account (GGCPA) (300) | TPD Repair, Replace and Improve Master Facilities                 | 75,000    | 150,000    | 150,000    | 150,000    | 150,000    | 675,000    |
| Capital Project Account (GGCPA) (300) | <b>210804 - POLICE - FACILITY MANAGEMENT</b>                      | 75,000    | 150,000    | 150,000    | 150,000    | 150,000    | 675,000    |
| Capital Project Account (GGCPA) (300) | <b>210000 - Police</b>                                            | 2,492,697 | 3,935,156  | 3,286,700  | 3,312,000  | 3,868,850  | 16,895,403 |
| Capital Project Account (GGCPA) (300) | PRNA RR&I Master                                                  | 1,000,000 | 850,000    | 850,000    | 850,000    | 850,000    | 4,400,000  |
| Capital Project Account (GGCPA) (300) | Wade Wehunt Pool Renovations                                      | 0         | 1,500,000  | 0          | 0          | 0          | 1,500,000  |
| Capital Project Account (GGCPA) (300) | San Luis Park Boardwalk                                           | 0         | 55,000     | 0          | 0          | 0          | 55,000     |
| Capital Project Account (GGCPA) (300) | <b>230101 - PARKS &amp; RECREATION - ADMIN</b>                    | 1,000,000 | 2,405,000  | 850,000    | 850,000    | 850,000    | 5,955,000  |
| Capital Project Account (GGCPA) (300) | Animal Service Center RR&I                                        | 75,000    | 75,000     | 75,000     | 75,000     | 75,000     | 375,000    |
| Capital Project Account (GGCPA) (300) | Animal Service Center Roof                                        | 0         | 250,000    | 0          | 0          | 0          | 250,000    |
| Capital Project Account (GGCPA) (300) | Animal Service Center HVAC                                        | 0         | 750,000    | 250,000    | 0          | 0          | 1,000,000  |
| Capital Project Account (GGCPA) (300) | <b>230701 - ANIMAL SHELTER</b>                                    | 75,000    | 1,075,000  | 325,000    | 75,000     | 75,000     | 1,625,000  |
| Capital Project Account (GGCPA) (300) | <b>230000 - Parks &amp; Recreation</b>                            | 1,075,000 | 3,480,000  | 1,175,000  | 925,000    | 925,000    | 7,580,000  |
| Capital Project Account (GGCPA) (300) | Vacant-to-Vibrant                                                 | 75,000    | 75,000     | 75,000     | 75,000     | 75,000     | 375,000    |
| Capital Project Account (GGCPA) (300) | <b>260101 - Revitalization</b>                                    | 75,000    | 75,000     | 75,000     | 75,000     | 75,000     | 375,000    |
| Capital Project Account (GGCPA) (300) | Water and Sewer System Charge                                     | 100,000   | 100,000    | 100,000    | 100,000    | 100,000    | 500,000    |
| Capital Project Account (GGCPA) (300) | <b>260901 - Housing</b>                                           | 100,000   | 100,000    | 100,000    | 100,000    | 100,000    | 500,000    |
| Capital Project Account (GGCPA) (300) | <b>260000 - Housing and Community Resilience</b>                  | 175,000   | 175,000    | 175,000    | 175,000    | 175,000    | 875,000    |
| Capital Project Account (GGCPA) (300) | Replacement of Mowing Equipment                                   | 0         | 91,000     | 93,000     | 96,000     | 98,000     | 378,000    |
| Capital Project Account (GGCPA) (300) | Replacement of Utility Vehicles                                   | 0         | 63,000     | 65,000     | 67,000     | 69,000     | 264,000    |
| Capital Project Account (GGCPA) (300) | <b>350501 - Community Beautification Mgmt.</b>                    | 0         | 154,000    | 158,000    | 163,000    | 167,000    | 642,000    |
| Capital Project Account (GGCPA) (300) | <b>350000 - Community Beautification &amp; Waste Management</b>   | 0         | 154,000    | 158,000    | 163,000    | 167,000    | 642,000    |
| Capital Project Account (GGCPA) (300) | Renaissance Elevator Upgrades                                     | 0         | 0          | 190,000    | 190,000    | 0          | 380,000    |
| Capital Project Account (GGCPA) (300) | Renaissance Exterior Paint & Seal                                 | 0         | 60,000     | 0          | 0          | 0          | 60,000     |
| Capital Project Account (GGCPA) (300) | Renaissance Roof                                                  | 192,242   | 0          | 0          | 0          | 0          | 192,242    |
| Capital Project Account (GGCPA) (300) | <b>360101 - REAL ESTATE</b>                                       | 192,242   | 60,000     | 190,000    | 190,000    | 0          | 632,242    |
| Capital Project Account (GGCPA) (300) | <b>360000 - Real Estate Management</b>                            | 192,242   | 60,000     | 190,000    | 190,000    | 0          | 632,242    |
| Capital Project Account (GGCPA) (300) | PI Small Projects Initiative                                      | 200,000   | 200,000    | 200,000    | 200,000    | 200,000    | 1,000,000  |
| Capital Project Account (GGCPA) (300) | <b>490801 - PUBLIC INF ENGINEERING &amp; ADMIN</b>                | 200,000   | 200,000    | 200,000    | 200,000    | 200,000    | 1,000,000  |
| Capital Project Account (GGCPA) (300) | Street Resurfacing Master                                         | 1,500,000 | 0          | 0          | 0          | 0          | 1,500,000  |
| Capital Project Account (GGCPA) (300) | <b>490804 - PUBLIC INFRASTRUCTURE OPERATIO</b>                    | 1,500,000 | 0          | 0          | 0          | 0          | 1,500,000  |
| Capital Project Account (GGCPA) (300) | <b>490000 - Underground Utilities &amp; Public Infrastructure</b> | 1,700,000 | 200,000    | 200,000    | 200,000    | 200,000    | 2,500,000  |
| Capital Project Account (GGCPA) (300) | <b>All Departments</b>                                            | 7,841,939 | 11,944,452 | 8,699,291  | 8,686,851  | 9,140,973  | 46,313,506 |
| Gas Tax (302)                         | Street Resurfacing Master                                         | 1,500,000 | 7,000,000  | 7,000,000  | 7,000,000  | 7,000,000  | 29,500,000 |
| Gas Tax (302)                         | Roadway Pavement Assessment                                       | 0         | 800,000    | 0          | 0          | 0          | 800,000    |
| Gas Tax (302)                         | <b>490804 - PUBLIC INFRASTRUCTURE OPERATIO</b>                    | 1,500,000 | 7,800,000  | 7,000,000  | 7,000,000  | 7,000,000  | 30,300,000 |
| Gas Tax (302)                         | Traffic Operations Master                                         | 1,530,000 | 1,580,000  | 1,620,000  | 1,670,000  | 1,720,000  | 8,120,000  |
| Gas Tax (302)                         | ATC Cabinet Upgrade                                               | 190,000   | 450,000    | 750,000    | 920,000    | 960,000    | 3,270,000  |
| Gas Tax (302)                         | <b>490903 - Traffic Signal System Ops</b>                         | 1,720,000 | 2,030,000  | 2,370,000  | 2,590,000  | 2,680,000  | 11,390,000 |
| Gas Tax (302)                         | Traffic Safety Enhancements                                       | 300,000   | 630,000    | 660,000    | 690,000    | 730,000    | 3,010,000  |
| Gas Tax (302)                         | <b>490905 - TRAFFIC ENGINEERING</b>                               | 300,000   | 630,000    | 660,000    | 690,000    | 730,000    | 3,010,000  |
| Gas Tax (302)                         | <b>490000 - Underground Utilities &amp; Public Infrastructure</b> | 3,520,000 | 10,460,000 | 10,030,000 | 10,280,000 | 10,410,000 | 44,700,000 |
| Gas Tax (302)                         | <b>All Departments</b>                                            | 3,520,000 | 10,460,000 | 10,030,000 | 10,280,000 | 10,410,000 | 44,700,000 |
| Future 2020 Sales Tax Bond Fund (311) | East/Northeast Recreation Cen                                     | 0         | 0          | 0          | 250,000    | 3,750,000  | 4,000,000  |
| Future 2020 Sales Tax Bond Fund (311) | Northwest Park                                                    | 0         | 0          | 0          | 1,000,000  | 7,500,000  | 8,500,000  |



## FY27 - FY31 Five Year Capital Improvement Plan by Funding Source

|                                       |                                                                   |            |            |            |            |            |             |
|---------------------------------------|-------------------------------------------------------------------|------------|------------|------------|------------|------------|-------------|
| Future 2020 Sales Tax Bond Fund (311) | <b>230101 - PARKS &amp; RECREATION - ADMIN</b>                    | 0          | 0          | 0          | 1,250,000  | 11,250,000 | 12,500,000  |
| Future 2020 Sales Tax Bond Fund (311) | <b>230000 - Parks &amp; Recreation</b>                            | 0          | 0          | 0          | 1,250,000  | 11,250,000 | 12,500,000  |
| Future 2020 Sales Tax Bond Fund (311) | <b>All Departments</b>                                            | 0          | 0          | 0          | 1,250,000  | 11,250,000 | 12,500,000  |
| Future Capital Bond Series Fund       | New Police Facility - Construction                                | 22,000,000 | 0          | 0          | 0          | 0          | 22,000,000  |
| Future Capital Bond Series Fund       | <b>210804 - POLICE - FACILITY MANAGEMENT</b>                      | 22,000,000 | 0          | 0          | 0          | 0          | 22,000,000  |
| Future Capital Bond Series Fund       | <b>210000 - Police</b>                                            | 22,000,000 | 0          | 0          | 0          | 0          | 22,000,000  |
| Future Capital Bond Series Fund       | Airport Drive Bridge Replacement                                  | 0          | 1,750,000  | 0          | 0          | 0          | 1,750,000   |
| Future Capital Bond Series Fund       | Fairlane Road PASS                                                | 2,500,000  | 0          | 0          | 0          | 0          | 2,500,000   |
| Future Capital Bond Series Fund       | Jake Gaither Community PASS                                       | 239,000    | 910,350    | 606,900    | 505,750    | 0          | 2,262,000   |
| Future Capital Bond Series Fund       | Easterwood Drive PASS                                             | 0          | 0          | 1,400,000  | 1,400,000  | 5,380,000  | 8,180,000   |
| Future Capital Bond Series Fund       | <b>490801 - PUBLIC INF ENGINEERING &amp; ADMIN</b>                | 2,739,000  | 2,660,350  | 2,006,900  | 1,905,750  | 5,380,000  | 14,692,000  |
| Future Capital Bond Series Fund       | <b>490000 - Underground Utilities &amp; Public Infrastructure</b> | 2,739,000  | 2,660,350  | 2,006,900  | 1,905,750  | 5,380,000  | 14,692,000  |
| Future Capital Bond Series Fund       | City Hall Roof                                                    | 0          | 5,500,000  | 0          | 0          | 0          | 5,500,000   |
| Future Capital Bond Series Fund       | City Hall Phase Garage Waterproofing/Structural Repairs           | 0          | 9,500,000  | 9,500,000  | 9,000,000  | 0          | 28,000,000  |
| Future Capital Bond Series Fund       | Kleman Plaza Structural Repair                                    | 0          | 13,000,000 | 13,000,000 | 20,000,000 | 0          | 46,000,000  |
| Future Capital Bond Series Fund       | <b>550101 - Facilities Management</b>                             | 0          | 28,000,000 | 22,500,000 | 29,000,000 | 0          | 79,500,000  |
| Future Capital Bond Series Fund       | <b>550000 - Facilities Management</b>                             | 0          | 28,000,000 | 22,500,000 | 29,000,000 | 0          | 79,500,000  |
| Future Capital Bond Series Fund       | <b>All Departments</b>                                            | 24,739,000 | 30,660,350 | 24,506,900 | 30,905,750 | 5,380,000  | 116,192,000 |
| 2020 Sales Tax (322)                  | Levy Park Improvements                                            | 0          | 200,000    | 0          | 0          | 0          | 200,000     |
| 2020 Sales Tax (322)                  | Neighborhood First                                                | 0          | 2,000,000  | 0          | 0          | 0          | 2,000,000   |
| 2020 Sales Tax (322)                  | <b>230101 - PARKS &amp; RECREATION - ADMIN</b>                    | 0          | 2,200,000  | 0          | 0          | 0          | 2,200,000   |
| 2020 Sales Tax (322)                  | <b>230000 - Parks &amp; Recreation</b>                            | 0          | 2,200,000  | 0          | 0          | 0          | 2,200,000   |
| 2020 Sales Tax (322)                  | New Sidewalk Program                                              | 750,000    | 1,750,000  | 1,750,000  | 1,750,000  | 2,020,000  | 8,020,000   |
| 2020 Sales Tax (322)                  | <b>490801 - PUBLIC INF ENGINEERING &amp; ADMIN</b>                | 750,000    | 1,750,000  | 1,750,000  | 1,750,000  | 2,020,000  | 8,020,000   |
| 2020 Sales Tax (322)                  | Maintenance Sidewalks                                             | 1,400,000  | 1,500,000  | 1,600,000  | 1,700,000  | 1,800,000  | 8,000,000   |
| 2020 Sales Tax (322)                  | Street Resurfacing Master                                         | 2,500,000  | 0          | 0          | 0          | 0          | 2,500,000   |
| 2020 Sales Tax (322)                  | <b>490804 - PUBLIC INFRASTRUCTURE OPERATIO</b>                    | 3,900,000  | 1,500,000  | 1,600,000  | 1,700,000  | 1,800,000  | 10,500,000  |
| 2020 Sales Tax (322)                  | <b>490000 - Underground Utilities &amp; Public Infrastructure</b> | 4,650,000  | 3,250,000  | 3,350,000  | 3,450,000  | 3,820,000  | 18,520,000  |
| 2020 Sales Tax (322)                  | <b>All Departments</b>                                            | 4,650,000  | 5,450,000  | 3,350,000  | 3,450,000  | 3,820,000  | 20,720,000  |
| BP2020 Water Quality (324)            | SW System Improvements                                            | 1,570,000  | 2,810,000  | 3,220,000  | 2,520,000  | 960,000    | 11,080,000  |
| BP2020 Water Quality (324)            | <b>490701 - STORMWATER MANAGEMENT</b>                             | 1,570,000  | 2,810,000  | 3,220,000  | 2,520,000  | 960,000    | 11,080,000  |
| BP2020 Water Quality (324)            | <b>490000 - Underground Utilities &amp; Public Infrastructure</b> | 1,570,000  | 2,810,000  | 3,220,000  | 2,520,000  | 960,000    | 11,080,000  |
| BP2020 Water Quality (324)            | <b>All Departments</b>                                            | 1,570,000  | 2,810,000  | 3,220,000  | 2,520,000  | 960,000    | 11,080,000  |
| BP2020 Sidewalks (325)                | New Sidewalk Program                                              | 1,250,000  | 1,250,000  | 1,250,000  | 1,250,000  | 1,250,000  | 6,250,000   |
| BP2020 Sidewalks (325)                | <b>490801 - PUBLIC INF ENGINEERING &amp; ADMIN</b>                | 1,250,000  | 1,250,000  | 1,250,000  | 1,250,000  | 1,250,000  | 6,250,000   |
| BP2020 Sidewalks (325)                | <b>490000 - Underground Utilities &amp; Public Infrastructure</b> | 1,250,000  | 1,250,000  | 1,250,000  | 1,250,000  | 1,250,000  | 6,250,000   |
| BP2020 Sidewalks (325)                | <b>All Departments</b>                                            | 1,250,000  | 1,250,000  | 1,250,000  | 1,250,000  | 1,250,000  | 6,250,000   |
| Traffic A/R Fund (326)                | Traffic A/R Master                                                | 1,250,000  | 1,250,000  | 1,250,000  | 1,250,000  | 1,250,000  | 6,250,000   |
| Traffic A/R Fund (326)                | <b>490903 - Traffic Signal System Ops</b>                         | 1,250,000  | 1,250,000  | 1,250,000  | 1,250,000  | 1,250,000  | 6,250,000   |
| Traffic A/R Fund (326)                | <b>490000 - Underground Utilities &amp; Public Infrastructure</b> | 1,250,000  | 1,250,000  | 1,250,000  | 1,250,000  | 1,250,000  | 6,250,000   |
| Traffic A/R Fund (326)                | <b>All Departments</b>                                            | 1,250,000  | 1,250,000  | 1,250,000  | 1,250,000  | 1,250,000  | 6,250,000   |
| Electric RR&I (401)                   | Operations Center RR&I                                            | 288,000    | 303,000    | 318,000    | 334,000    | 350,000    | 1,593,000   |
| Electric RR&I (401)                   | Facilities Rehabilitation Master                                  | 66,000     | 66,000     | 66,000     | 0          | 0          | 198,000     |
| Electric RR&I (401)                   | Operations Building Window Replacement                            | 500,000    | 0          | 0          | 0          | 0          | 500,000     |
| Electric RR&I (401)                   | <b>290101 - ELECTRIC - MANAGEMENT</b>                             | 854,000    | 369,000    | 384,000    | 334,000    | 350,000    | 2,291,000   |
| Electric RR&I (401)                   | Back-up Control Center                                            | 0          | 400,000    | 400,000    | 0          | 0          | 800,000     |
| Electric RR&I (401)                   | Meter Installations                                               | 2,123,000  | 2,229,000  | 2,341,000  | 2,458,000  | 2,580,000  | 11,731,000  |
| Electric RR&I (401)                   | SCADA Replacement                                                 | 0          | 0          | 0          | 300,000    | 5,500,000  | 5,800,000   |
| Electric RR&I (401)                   | System Monitoring & Control                                       | 4,508,000  | 2,686,000  | 3,767,000  | 2,388,000  | 2,506,000  | 15,855,000  |
| Electric RR&I (401)                   | AMI Replacement                                                   | 0          | 5,000,000  | 5,000,000  | 5,000,000  | 5,000,000  | 20,000,000  |
| Electric RR&I (401)                   | <b>290102 - ELECTRIC - SYSTEM CONTROL</b>                         | 6,631,000  | 10,315,000 | 11,508,000 | 10,146,000 | 15,586,000 | 54,186,000  |
| Electric RR&I (401)                   | Energy Efficiency & DSM                                           | 2,000,000  | 2,000,000  | 2,000,000  | 2,000,000  | 2,000,000  | 10,000,000  |
| Electric RR&I (401)                   | COT_EV Charging Stations                                          | 750,000    | 0          | 0          | 0          | 0          | 750,000     |
| Electric RR&I (401)                   | Storage, Automation & Moderniz                                    | 2,500,000  | 2,500,000  | 2,500,000  | 0          | 0          | 7,500,000   |
| Electric RR&I (401)                   | System Planning Studies & Technology Projects                     | 900,000    | 900,000    | 900,000    | 900,000    | 900,000    | 4,500,000   |
| Electric RR&I (401)                   | EV Charging Stations                                              | 0          | 750,000    | 750,000    | 750,000    | 750,000    | 3,000,000   |
| Electric RR&I (401)                   | <b>290201 - ELECTRIC - SYSTEM PLANNING</b>                        | 6,150,000  | 6,150,000  | 6,150,000  | 3,650,000  | 3,650,000  | 25,750,000  |
| Electric RR&I (401)                   | Hopkins RR&I Master                                               | 8,660,000  | 6,360,000  | 7,310,000  | 6,635,000  | 6,810,000  | 35,775,000  |

## FY27 - FY31 Five Year Capital Improvement Plan by Funding Source

|                                    |                                                                   |            |            |            |            |            |             |
|------------------------------------|-------------------------------------------------------------------|------------|------------|------------|------------|------------|-------------|
| Electric RR&I (401)                | <b>290301 - ELECTRIC - HOPKINS</b>                                | 8,660,000  | 6,360,000  | 7,310,000  | 6,635,000  | 6,810,000  | 35,775,000  |
| Electric RR&I (401)                | Purdum RR&I Master                                                | 3,425,000  | 3,445,000  | 1,800,000  | 1,850,000  | 1,530,000  | 12,050,000  |
| Electric RR&I (401)                | <b>290302 - ELECTRIC - PURDOM</b>                                 | 3,425,000  | 3,445,000  | 1,800,000  | 1,850,000  | 1,530,000  | 12,050,000  |
| Electric RR&I (401)                | Prod Mgmt-CHAMPS Upgrade                                          | 200,000    | 0          | 0          | 0          | 0          | 200,000     |
| Electric RR&I (401)                | <b>290305 - ELECTRIC - PRODUCTION MGMT</b>                        | 200,000    | 0          | 0          | 0          | 0          | 200,000     |
| Electric RR&I (401)                | Property Acquisitions                                             | 500,000    | 550,000    | 600,000    | 650,000    | 700,000    | 3,000,000   |
| Electric RR&I (401)                | New Service Installations                                         | 6,870,000  | 7,000,000  | 7,390,000  | 7,660,000  | 7,940,000  | 36,860,000  |
| Electric RR&I (401)                | Street & Area Lighting                                            | 2,990,000  | 3,120,000  | 3,300,000  | 3,440,000  | 3,530,000  | 16,380,000  |
| Electric RR&I (401)                | Electric A/R Master                                               | 250,000    | 250,000    | 250,000    | 250,000    | 250,000    | 1,250,000   |
| Electric RR&I (401)                | Transmission & Distribution RR&I                                  | 6,740,000  | 6,230,000  | 6,540,000  | 6,860,000  | 7,200,000  | 33,570,000  |
| Electric RR&I (401)                | Power Delivery Construction                                       | 8,540,000  | 6,940,000  | 8,340,000  | 7,060,000  | 15,030,000 | 45,910,000  |
| Electric RR&I (401)                | OH to URD Upgrades-Cost Shared                                    | 150,000    | 200,000    | 250,000    | 250,000    | 250,000    | 1,100,000   |
| Electric RR&I (401)                | <b>290701 - POWER DELIVERY</b>                                    | 26,040,000 | 24,290,000 | 26,670,000 | 26,170,000 | 34,900,000 | 138,070,000 |
| Electric RR&I (401)                | New USC Construction                                              | 400,000    | 300,000    | 0          | 0          | 0          | 700,000     |
| Electric RR&I (401)                | USC Warehouse Demolition                                          | 500,000    | 0          | 0          | 0          | 0          | 500,000     |
| Electric RR&I (401)                | Transformer Oil Reclamation Bldg                                  | 750,000    | 0          | 0          | 0          | 0          | 750,000     |
| Electric RR&I (401)                | <b>290901 - Electric Supply Center</b>                            | 1,650,000  | 300,000    | 0          | 0          | 0          | 1,950,000   |
| Electric RR&I (401)                | <b>290000 - Electric &amp; Gas Utility</b>                        | 53,610,000 | 51,229,000 | 53,822,000 | 48,785,000 | 62,826,000 | 270,272,000 |
| Electric RR&I (401)                | <b>All Departments</b>                                            | 53,610,000 | 51,229,000 | 53,822,000 | 48,785,000 | 62,826,000 | 270,272,000 |
| Federal Aviation Administration    | Taxiway A South Rehabilitation - Construction (TWY B - A7)        | 0          | 0          | 0          | 22,500,000 | 0          | 22,500,000  |
| Federal Aviation Administration    | RTR Relocation                                                    | 0          | 0          | 0          | 0          | 3,378,828  | 3,378,828   |
| Federal Aviation Administration    | Terminal Capacity, Access, and Infrastructure Improvements        | 3,000,000  | 3,000,000  | 0          | 0          | 0          | 6,000,000   |
| Federal Aviation Administration    | FAA Surface Awareness Initiative                                  | 147,630    | 0          | 0          | 0          | 0          | 147,630     |
| Federal Aviation Administration    | Airport Master Plan Update                                        | 0          | 0          | 900,000    | 0          | 0          | 900,000     |
| Federal Aviation Administration    | <b>270203 - CAPITAL PROG &amp; ENV COMPLIANCE</b>                 | 3,147,630  | 3,000,000  | 900,000    | 22,500,000 | 3,378,828  | 32,926,458  |
| Federal Aviation Administration    | <b>270000 - Aviation</b>                                          | 3,147,630  | 3,000,000  | 900,000    | 22,500,000 | 3,378,828  | 32,926,458  |
| Federal Aviation Administration    | <b>All Departments</b>                                            | 3,147,630  | 3,000,000  | 900,000    | 22,500,000 | 3,378,828  | 32,926,458  |
| Electric Accounts Receivable (415) | Electric A/R Master                                               | 5,000,000  | 5,000,000  | 5,000,000  | 5,000,000  | 5,000,000  | 25,000,000  |
| Electric Accounts Receivable (415) | OH to URD Upgrades-Cost Shared                                    | 450,000    | 600,000    | 750,000    | 750,000    | 750,000    | 3,300,000   |
| Electric Accounts Receivable (415) | <b>290701 - POWER DELIVERY</b>                                    | 5,450,000  | 5,600,000  | 5,750,000  | 5,750,000  | 5,750,000  | 28,300,000  |
| Electric Accounts Receivable (415) | <b>290000 - Electric &amp; Gas Utility</b>                        | 5,450,000  | 5,600,000  | 5,750,000  | 5,750,000  | 5,750,000  | 28,300,000  |
| Electric Accounts Receivable (415) | <b>All Departments</b>                                            | 5,450,000  | 5,600,000  | 5,750,000  | 5,750,000  | 5,750,000  | 28,300,000  |
| Gas RR&I (431)                     | Operations Center RR&I                                            | 43,000     | 46,000     | 48,000     | 50,000     | 53,000     | 240,000     |
| Gas RR&I (431)                     | Facilities Rehabilitation Master                                  | 10,000     | 10,000     | 10,000     | 0          | 0          | 30,000      |
| Gas RR&I (431)                     | <b>290101 - ELECTRIC - MANAGEMENT</b>                             | 53,000     | 56,000     | 58,000     | 50,000     | 53,000     | 270,000     |
| Gas RR&I (431)                     | AMI Replacement                                                   | 0          | 1,300,000  | 1,300,000  | 1,300,000  | 1,300,000  | 5,200,000   |
| Gas RR&I (431)                     | <b>290102 - ELECTRIC - SYSTEM CONTROL</b>                         | 0          | 1,300,000  | 1,300,000  | 1,300,000  | 1,300,000  | 5,200,000   |
| Gas RR&I (431)                     | Gas Operations Master                                             | 7,424,000  | 8,377,000  | 8,571,000  | 6,439,000  | 6,658,000  | 37,469,000  |
| Gas RR&I (431)                     | Valve Replacement                                                 | 500,000    | 0          | 0          | 0          | 0          | 500,000     |
| Gas RR&I (431)                     | T&I Services Payments                                             | 500,000    | 500,000    | 500,000    | 500,000    | 500,000    | 2,500,000   |
| Gas RR&I (431)                     | <b>290503 - GAS UTILITY</b>                                       | 8,424,000  | 8,877,000  | 9,071,000  | 6,939,000  | 7,158,000  | 40,469,000  |
| Gas RR&I (431)                     | <b>290000 - Electric &amp; Gas Utility</b>                        | 8,477,000  | 10,233,000 | 10,429,000 | 8,289,000  | 8,511,000  | 45,939,000  |
| Gas RR&I (431)                     | <b>All Departments</b>                                            | 8,477,000  | 10,233,000 | 10,429,000 | 8,289,000  | 8,511,000  | 45,939,000  |
| Gas A/R Project Fund (432)         | Gas A/R Master                                                    | 300,000    | 300,000    | 300,000    | 300,000    | 300,000    | 1,500,000   |
| Gas A/R Project Fund (432)         | <b>290503 - GAS UTILITY</b>                                       | 300,000    | 300,000    | 300,000    | 300,000    | 300,000    | 1,500,000   |
| Gas A/R Project Fund (432)         | <b>290000 - Electric &amp; Gas Utility</b>                        | 300,000    | 300,000    | 300,000    | 300,000    | 300,000    | 1,500,000   |
| Gas A/R Project Fund (432)         | <b>All Departments</b>                                            | 300,000    | 300,000    | 300,000    | 300,000    | 300,000    | 1,500,000   |
| Water RR&I (461)                   | Water Distribution Master                                         | 5,180,000  | 5,220,000  | 5,440,000  | 5,670,000  | 5,910,000  | 27,420,000  |
| Water RR&I (461)                   | <b>490103 - WATER T&amp;D ADMINISTRATION</b>                      | 5,180,000  | 5,220,000  | 5,440,000  | 5,670,000  | 5,910,000  | 27,420,000  |
| Water RR&I (461)                   | UUPI Digital Infrastructure                                       | 320,000    | 320,000    | 320,000    | 320,000    | 320,000    | 1,600,000   |
| Water RR&I (461)                   | <b>490201 - Sewer Administration</b>                              | 320,000    | 320,000    | 320,000    | 320,000    | 320,000    | 1,600,000   |
| Water RR&I (461)                   | Water System Engineering                                          | 4,940,000  | 2,940,000  | 1,790,000  | 1,830,000  | 1,850,000  | 13,350,000  |
| Water RR&I (461)                   | <b>490209 - ENGINEERING AND INSPECTION</b>                        | 4,940,000  | 2,940,000  | 1,790,000  | 1,830,000  | 1,850,000  | 13,350,000  |
| Water RR&I (461)                   | Backflow Reimbursement Program                                    | 100,000    | 100,000    | 100,000    | 100,000    | 100,000    | 500,000     |
| Water RR&I (461)                   | Water Production Master                                           | 3,160,000  | 3,170,000  | 3,390,000  | 3,400,000  | 3,410,000  | 16,530,000  |
| Water RR&I (461)                   | <b>490509 - WATER SUPPLY</b>                                      | 3,260,000  | 3,270,000  | 3,490,000  | 3,500,000  | 3,510,000  | 17,030,000  |
| Water RR&I (461)                   | <b>490000 - Underground Utilities &amp; Public Infrastructure</b> | 13,700,000 | 11,750,000 | 11,040,000 | 11,320,000 | 11,590,000 | 59,400,000  |
| Water RR&I (461)                   | <b>All Departments</b>                                            | 13,700,000 | 11,750,000 | 11,040,000 | 11,320,000 | 11,590,000 | 59,400,000  |

## FY27 - FY31 Five Year Capital Improvement Plan by Funding Source

|                                                 |                                                                   |            |            |            |            |            |             |
|-------------------------------------------------|-------------------------------------------------------------------|------------|------------|------------|------------|------------|-------------|
| Water System Charge (463)                       | Southside Triangle Utility Expansion                              | 1,610,000  | 530,000    | 0          | 0          | 0          | 2,140,000   |
| Water System Charge (463)                       | Water System Engineering                                          | 320,000    | 1,030,000  | 2,020,000  | 3,620,000  | 780,000    | 7,770,000   |
| Water System Charge (463)                       | <b>490209 - ENGINEERING AND INSPECTION</b>                        | 1,930,000  | 1,560,000  | 2,020,000  | 3,620,000  | 780,000    | 9,910,000   |
| Water System Charge (463)                       | <b>490000 - Underground Utilities &amp; Public Infrastructure</b> | 1,930,000  | 1,560,000  | 2,020,000  | 3,620,000  | 780,000    | 9,910,000   |
| Water System Charge (463)                       | <b>All Departments</b>                                            | 1,930,000  | 1,560,000  | 2,020,000  | 3,620,000  | 780,000    | 9,910,000   |
| Water A/R Project Fund (465)                    | PFAS Mitigation                                                   | 851,880    | 0          | 0          | 0          | 0          | 851,880     |
| Water A/R Project Fund (465)                    | <b>490101 - WATER - ADMINISTRATION</b>                            | 851,880    | 0          | 0          | 0          | 0          | 851,880     |
| Water A/R Project Fund (465)                    | Backflow Reimbursement Program                                    | 500,000    | 500,000    | 500,000    | 500,000    | 500,000    | 2,500,000   |
| Water A/R Project Fund (465)                    | <b>490509 - WATER SUPPLY</b>                                      | 500,000    | 500,000    | 500,000    | 500,000    | 500,000    | 2,500,000   |
| Water A/R Project Fund (465)                    | <b>490000 - Underground Utilities &amp; Public Infrastructure</b> | 1,351,880  | 500,000    | 500,000    | 500,000    | 500,000    | 3,351,880   |
| Water A/R Project Fund (465)                    | <b>All Departments</b>                                            | 1,351,880  | 500,000    | 500,000    | 500,000    | 500,000    | 3,351,880   |
| Water CUSRB 2025 Construction (473)             | LBR Relocation                                                    | 380,000    | 0          | 0          | 0          | 0          | 380,000     |
| Water CUSRB 2025 Construction (473)             | <b>490101 - WATER - ADMINISTRATION</b>                            | 380,000    | 0          | 0          | 0          | 0          | 380,000     |
| Water CUSRB 2025 Construction (473)             | Water System Engineering                                          | 160,000    | 0          | 0          | 0          | 0          | 160,000     |
| Water CUSRB 2025 Construction (473)             | CCSW Widening                                                     | 2,230,000  | 0          | 0          | 0          | 0          | 2,230,000   |
| Water CUSRB 2025 Construction (473)             | <b>490209 - ENGINEERING AND INSPECTION</b>                        | 2,390,000  | 0          | 0          | 0          | 0          | 2,390,000   |
| Water CUSRB 2025 Construction (473)             | Water Production Master                                           | 200,000    | 0          | 0          | 0          | 0          | 200,000     |
| Water CUSRB 2025 Construction (473)             | <b>490509 - WATER SUPPLY</b>                                      | 200,000    | 0          | 0          | 0          | 0          | 200,000     |
| Water CUSRB 2025 Construction (473)             | <b>490000 - Underground Utilities &amp; Public Infrastructure</b> | 2,970,000  | 0          | 0          | 0          | 0          | 2,970,000   |
| Water CUSRB 2025 Construction (473)             | <b>All Departments</b>                                            | 2,970,000  | 0          | 0          | 0          | 0          | 2,970,000   |
| Water Future Bond Construction                  | LBR Relocation                                                    | 3,690,000  | 2,510,000  | 0          | 0          | 0          | 6,200,000   |
| Water Future Bond Construction                  | <b>490101 - WATER - ADMINISTRATION</b>                            | 3,690,000  | 2,510,000  | 0          | 0          | 0          | 6,200,000   |
| Water Future Bond Construction                  | Water System Engineering                                          | 2,420,000  | 3,280,000  | 12,090,000 | 7,910,000  | 16,440,000 | 42,140,000  |
| Water Future Bond Construction                  | <b>490209 - ENGINEERING AND INSPECTION</b>                        | 2,420,000  | 3,280,000  | 12,090,000 | 7,910,000  | 16,440,000 | 42,140,000  |
| Water Future Bond Construction                  | Water Production Master                                           | 0          | 200,000    | 0          | 0          | 0          | 200,000     |
| Water Future Bond Construction                  | <b>490509 - WATER SUPPLY</b>                                      | 0          | 200,000    | 0          | 0          | 0          | 200,000     |
| Water Future Bond Construction                  | <b>490000 - Underground Utilities &amp; Public Infrastructure</b> | 6,110,000  | 5,990,000  | 12,090,000 | 7,910,000  | 16,440,000 | 48,540,000  |
| Water Future Bond Construction                  | <b>All Departments</b>                                            | 6,110,000  | 5,990,000  | 12,090,000 | 7,910,000  | 16,440,000 | 48,540,000  |
| Florida Department of Transportation - Aviation | Airport Access and Roadway Realignment Phase II                   | 0          | 2,000,000  | 0          | 0          | 0          | 2,000,000   |
| Florida Department of Transportation - Aviation | Taxiway A South Rehabilitation - Construction (TWY B - A7)        | 0          | 0          | 0          | 1,250,000  | 0          | 1,250,000   |
| Florida Department of Transportation - Aviation | Parking Lot Improvements                                          | 0          | 0          | 1,750,000  | 0          | 0          | 1,750,000   |
| Florida Department of Transportation - Aviation | Terminal Modernization - Terminal HVAC                            | 550,000    | 0          | 0          | 0          | 0          | 550,000     |
| Florida Department of Transportation - Aviation | <b>270203 - CAPITAL PROG &amp; ENV COMPLIANCE</b>                 | 550,000    | 2,000,000  | 1,750,000  | 1,250,000  | 0          | 5,550,000   |
| Florida Department of Transportation - Aviation | <b>270000 - Aviation</b>                                          | 550,000    | 2,000,000  | 1,750,000  | 1,250,000  | 0          | 5,550,000   |
| Florida Department of Transportation - Aviation | <b>All Departments</b>                                            | 550,000    | 2,000,000  | 1,750,000  | 1,250,000  | 0          | 5,550,000   |
| Sewer RR&I (501)                                | LBR Relocation                                                    | 0          | 2,510,000  | 0          | 0          | 0          | 2,510,000   |
| Sewer RR&I (501)                                | <b>490101 - WATER - ADMINISTRATION</b>                            | 0          | 2,510,000  | 0          | 0          | 0          | 2,510,000   |
| Sewer RR&I (501)                                | UUPI Digital Infrastructure                                       | 640,000    | 640,000    | 640,000    | 640,000    | 640,000    | 3,200,000   |
| Sewer RR&I (501)                                | <b>490201 - Sewer Administration</b>                              | 640,000    | 640,000    | 640,000    | 640,000    | 640,000    | 3,200,000   |
| Sewer RR&I (501)                                | WW Collection Engineering                                         | 13,250,000 | 8,770,000  | 9,770,000  | 6,710,000  | 7,000,000  | 45,500,000  |
| Sewer RR&I (501)                                | WW Treatment Engineering                                          | 10,220,000 | 2,640,000  | 3,360,000  | 6,430,000  | 1,470,000  | 24,120,000  |
| Sewer RR&I (501)                                | NE Forcemain & Pump Station                                       | 0          | 0          | 750,000    | 0          | 4,620,000  | 5,370,000   |
| Sewer RR&I (501)                                | <b>490209 - ENGINEERING AND INSPECTION</b>                        | 23,470,000 | 11,410,000 | 13,880,000 | 13,140,000 | 13,090,000 | 74,990,000  |
| Sewer RR&I (501)                                | Wastewater Treatment Master                                       | 1,750,000  | 1,870,000  | 2,000,000  | 2,140,000  | 2,290,000  | 10,050,000  |
| Sewer RR&I (501)                                | <b>490302 - WW TREATMENT OPERATIONS</b>                           | 1,750,000  | 1,870,000  | 2,000,000  | 2,140,000  | 2,290,000  | 10,050,000  |
| Sewer RR&I (501)                                | Wastewater Collection Master                                      | 3,800,000  | 4,070,000  | 4,350,000  | 4,660,000  | 4,980,000  | 21,860,000  |
| Sewer RR&I (501)                                | <b>490402 - WW COLLECTION MAINTENANCE</b>                         | 3,800,000  | 4,070,000  | 4,350,000  | 4,660,000  | 4,980,000  | 21,860,000  |
| Sewer RR&I (501)                                | Pump Station Renovation & Maintenance                             | 1,360,000  | 1,420,000  | 1,510,000  | 1,570,000  | 1,680,000  | 7,540,000   |
| Sewer RR&I (501)                                | <b>490405 - PUMPING STATIONS</b>                                  | 1,360,000  | 1,420,000  | 1,510,000  | 1,570,000  | 1,680,000  | 7,540,000   |
| Sewer RR&I (501)                                | <b>490000 - Underground Utilities &amp; Public Infrastructure</b> | 31,020,000 | 21,920,000 | 22,380,000 | 22,150,000 | 22,680,000 | 120,150,000 |
| Sewer RR&I (501)                                | <b>All Departments</b>                                            | 31,020,000 | 21,920,000 | 22,380,000 | 22,150,000 | 22,680,000 | 120,150,000 |
| Sewer System Charge (503)                       | Southside Triangle Utility Expansion                              | 3,150,000  | 1,030,000  | 0          | 0          | 0          | 4,180,000   |
| Sewer System Charge (503)                       | WW Collection Engineering                                         | 130,000    | 2,130,000  | 1,330,000  | 2,350,000  | 3,300,000  | 9,240,000   |
| Sewer System Charge (503)                       | NE Forcemain & Pump Station                                       | 0          | 5,000,000  | 6,350,000  | 2,490,000  | 1,540,000  | 15,380,000  |
| Sewer System Charge (503)                       | <b>490209 - ENGINEERING AND INSPECTION</b>                        | 3,280,000  | 8,160,000  | 7,680,000  | 4,840,000  | 4,840,000  | 28,800,000  |
| Sewer System Charge (503)                       | <b>490000 - Underground Utilities &amp; Public Infrastructure</b> | 3,280,000  | 8,160,000  | 7,680,000  | 4,840,000  | 4,840,000  | 28,800,000  |
| Sewer System Charge (503)                       | <b>All Departments</b>                                            | 3,280,000  | 8,160,000  | 7,680,000  | 4,840,000  | 4,840,000  | 28,800,000  |
| Sewer CUSRB 2025 Construction (506)             | LBR Relocation                                                    | 3,780,000  | 0          | 0          | 0          | 0          | 3,780,000   |

## FY27 - FY31 Five Year Capital Improvement Plan by Funding Source

|                                     |                                                                   |            |            |            |            |            |             |
|-------------------------------------|-------------------------------------------------------------------|------------|------------|------------|------------|------------|-------------|
| Sewer CUSRB 2025 Construction (506) | <b>490101 - WATER - ADMINISTRATION</b>                            | 3,780,000  | 0          | 0          | 0          | 0          | 3,780,000   |
| Sewer CUSRB 2025 Construction (506) | CCSW Widening                                                     | 4,410,000  | 0          | 0          | 0          | 0          | 4,410,000   |
| Sewer CUSRB 2025 Construction (506) | <b>490209 - ENGINEERING AND INSPECTION</b>                        | 4,410,000  | 0          | 0          | 0          | 0          | 4,410,000   |
| Sewer CUSRB 2025 Construction (506) | <b>490000 - Underground Utilities &amp; Public Infrastructure</b> | 8,190,000  | 0          | 0          | 0          | 0          | 8,190,000   |
| Sewer CUSRB 2025 Construction (506) | <b>All Departments</b>                                            | 8,190,000  | 0          | 0          | 0          | 0          | 8,190,000   |
| Sewer 2024 CUSB Construction (515)  | LBR Relocation                                                    | 150,000    | 0          | 0          | 0          | 0          | 150,000     |
| Sewer 2024 CUSB Construction (515)  | <b>490101 - WATER - ADMINISTRATION</b>                            | 150,000    | 0          | 0          | 0          | 0          | 150,000     |
| Sewer 2024 CUSB Construction (515)  | <b>490000 - Underground Utilities &amp; Public Infrastructure</b> | 150,000    | 0          | 0          | 0          | 0          | 150,000     |
| Sewer 2024 CUSB Construction (515)  | <b>All Departments</b>                                            | 150,000    | 0          | 0          | 0          | 0          | 150,000     |
| Sewer Future Bond Construction      | LBR Relocation                                                    | 130,000    | 0          | 0          | 0          | 0          | 130,000     |
| Sewer Future Bond Construction      | <b>490101 - WATER - ADMINISTRATION</b>                            | 130,000    | 0          | 0          | 0          | 0          | 130,000     |
| Sewer Future Bond Construction      | WW Collection Engineering                                         | 4,740,000  | 6,890,000  | 6,040,000  | 6,420,000  | 3,500,000  | 27,590,000  |
| Sewer Future Bond Construction      | WW Treatment Engineering                                          | 0          | 9,040,000  | 5,600,000  | 10,480,000 | 19,990,000 | 45,110,000  |
| Sewer Future Bond Construction      | CCSW Widening                                                     | 11,170,000 | 0          | 0          | 0          | 0          | 11,170,000  |
| Sewer Future Bond Construction      | NE Forcemain & Pump Station                                       | 1,000,000  | 0          | 10,150,000 | 19,010,000 | 21,470,000 | 51,630,000  |
| Sewer Future Bond Construction      | <b>490209 - ENGINEERING AND INSPECTION</b>                        | 16,910,000 | 15,930,000 | 21,790,000 | 35,910,000 | 44,960,000 | 135,500,000 |
| Sewer Future Bond Construction      | <b>490000 - Underground Utilities &amp; Public Infrastructure</b> | 17,040,000 | 15,930,000 | 21,790,000 | 35,910,000 | 44,960,000 | 135,630,000 |
| Sewer Future Bond Construction      | <b>All Departments</b>                                            | 17,040,000 | 15,930,000 | 21,790,000 | 35,910,000 | 44,960,000 | 135,630,000 |
| Airport RR&I (541)                  | Homeland Security                                                 | 125,000    | 125,000    | 125,000    | 125,000    | 125,000    | 625,000     |
| Airport RR&I (541)                  | <b>270101 - AVIATION - AIRPORT EXE &amp; ADMIN</b>                | 125,000    | 125,000    | 125,000    | 125,000    | 125,000    | 625,000     |
| Airport RR&I (541)                  | Floor Care                                                        | 25,000     | 25,000     | 25,000     | 25,000     | 25,000     | 125,000     |
| Airport RR&I (541)                  | Airport SMS                                                       | 20,000     | 20,000     | 20,000     | 20,000     | 20,000     | 100,000     |
| Airport RR&I (541)                  | <b>270201 - AVIATION - FACILITIES MGMT</b>                        | 45,000     | 45,000     | 45,000     | 45,000     | 45,000     | 225,000     |
| Airport RR&I (541)                  | Airfield Preservation                                             | 150,000    | 150,000    | 150,000    | 150,000    | 150,000    | 750,000     |
| Airport RR&I (541)                  | Airfield Pavement Maintenance                                     | 150,000    | 150,000    | 150,000    | 150,000    | 150,000    | 750,000     |
| Airport RR&I (541)                  | Airport Safety Project                                            | 12,500     | 12,500     | 12,500     | 12,500     | 12,500     | 62,500      |
| Airport RR&I (541)                  | ARFF Station Maintenance                                          | 15,000     | 15,000     | 15,000     | 15,000     | 15,000     | 75,000      |
| Airport RR&I (541)                  | Aviation Stormwater                                               | 20,000     | 20,000     | 20,000     | 20,000     | 20,000     | 100,000     |
| Airport RR&I (541)                  | Baggage Handling System-Repairs & Maintenance                     | 60,000     | 60,000     | 60,000     | 60,000     | 60,000     | 300,000     |
| Airport RR&I (541)                  | Chillers/Boilers Maintenance                                      | 50,000     | 50,000     | 50,000     | 50,000     | 50,000     | 250,000     |
| Airport RR&I (541)                  | Emergency Maintenance                                             | 40,000     | 40,000     | 40,000     | 40,000     | 40,000     | 200,000     |
| Airport RR&I (541)                  | Furniture and Fixtures                                            | 60,000     | 60,000     | 60,000     | 60,000     | 60,000     | 300,000     |
| Airport RR&I (541)                  | Miscellaneous Major/Minor Repair/Replacement/Improvements         | 400,000    | 300,000    | 300,000    | 300,000    | 300,000    | 1,600,000   |
| Airport RR&I (541)                  | MUPIDS                                                            | 70,000     | 70,000     | 70,000     | 70,000     | 70,000     | 350,000     |
| Airport RR&I (541)                  | Passenger Loading Bridge                                          | 25,000     | 25,000     | 25,000     | 25,000     | 25,000     | 125,000     |
| Airport RR&I (541)                  | Professional Studies                                              | 100,000    | 100,000    | 100,000    | 100,000    | 100,000    | 500,000     |
| Airport RR&I (541)                  | Safety & Security System Repairs                                  | 65,000     | 65,000     | 65,000     | 65,000     | 65,000     | 325,000     |
| Airport RR&I (541)                  | Vehicle Replacement Upgrade                                       | 10,000     | 10,000     | 10,000     | 10,000     | 10,000     | 50,000      |
| Airport RR&I (541)                  | Airport Access and Roadway Realignment Phase II                   | 0          | 1,000,000  | 0          | 0          | 0          | 1,000,000   |
| Airport RR&I (541)                  | Air Traffic Control Tower Repairs & Maintenance                   | 80,000     | 80,000     | 80,000     | 80,000     | 80,000     | 400,000     |
| Airport RR&I (541)                  | Common Use System                                                 | 35,000     | 35,000     | 35,000     | 35,000     | 35,000     | 175,000     |
| Airport RR&I (541)                  | Air Carrier Incentive Program                                     | 1,000,000  | 650,000    | 300,000    | 300,000    | 300,000    | 2,550,000   |
| Airport RR&I (541)                  | Air Service Improvement Program                                   | 200,000    | 200,000    | 200,000    | 200,000    | 200,000    | 1,000,000   |
| Airport RR&I (541)                  | Business/Economic Development                                     | 45,000     | 45,000     | 45,000     | 45,000     | 45,000     | 225,000     |
| Airport RR&I (541)                  | Marketing and Promotions                                          | 75,000     | 75,000     | 75,000     | 75,000     | 75,000     | 375,000     |
| Airport RR&I (541)                  | Advanced Air Mobility Planning Study                              | 75,000     | 0          | 0          | 0          | 0          | 75,000      |
| Airport RR&I (541)                  | Parking Lot Improvements                                          | 0          | 0          | 1,750,000  | 0          | 0          | 1,750,000   |
| Airport RR&I (541)                  | RTR Relocation                                                    | 0          | 0          | 0          | 0          | 375,425    | 375,425     |
| Airport RR&I (541)                  | FAA Wildlife Hazard Assessment                                    | 0          | 0          | 125,000    | 0          | 0          | 125,000     |
| Airport RR&I (541)                  | Terminal Modernization - Terminal HVAC                            | 250,000    | 0          | 0          | 0          | 0          | 250,000     |
| Airport RR&I (541)                  | Terminal Capacity, Access, and Infrastructure Improvements        | 333,333    | 333,333    | 0          | 0          | 0          | 666,666     |
| Airport RR&I (541)                  | FAA Surface Awareness Initiative                                  | 7,770      | 0          | 0          | 0          | 0          | 7,770       |
| Airport RR&I (541)                  | Airport Master Plan Update                                        | 0          | 0          | 100,000    | 0          | 0          | 100,000     |
| Airport RR&I (541)                  | Aircraft Air Stairs                                               | 60,000     | 0          | 0          | 0          | 0          | 60,000      |
| Airport RR&I (541)                  | Ground Support Equipment Maintenance                              | 10,000     | 10,000     | 10,000     | 10,000     | 10,000     | 50,000      |
| Airport RR&I (541)                  | Airport Hangar Expansion Project                                  | 0          | 2,246,500  | 0          | 0          | 0          | 2,246,500   |
| Airport RR&I (541)                  | Airport Signage Study                                             | 0          | 75,000     | 0          | 0          | 0          | 75,000      |
| Airport RR&I (541)                  | <b>270203 - CAPITAL PROG &amp; ENV COMPLIANCE</b>                 | 3,398,603  | 5,877,333  | 3,847,500  | 1,872,500  | 2,247,925  | 17,243,861  |
| Airport RR&I (541)                  | <b>270000 - Aviation</b>                                          | 3,568,603  | 6,047,333  | 4,017,500  | 2,042,500  | 2,417,925  | 18,093,861  |

## FY27 - FY31 Five Year Capital Improvement Plan by Funding Source

|                                              |                                                           |            |           |           |           |            |            |
|----------------------------------------------|-----------------------------------------------------------|------------|-----------|-----------|-----------|------------|------------|
| Airport RR&I (541)                           | All Departments                                           | 3,568,603  | 6,047,333 | 4,017,500 | 2,042,500 | 2,417,925  | 18,093,861 |
| Customer Facility Charge                     | Rental Car Improvements                                   | 150,000    | 150,000   | 150,000   | 150,000   | 150,000    | 750,000    |
| Customer Facility Charge                     | Airport Access and Roadway Realignment Phase II           | 0          | 1,000,000 | 0         | 0         | 0          | 1,000,000  |
| Customer Facility Charge                     | 270203 - CAPITAL PROG & ENV COMPLIANCE                    | 150,000    | 1,150,000 | 150,000   | 150,000   | 150,000    | 1,750,000  |
| Customer Facility Charge                     | 270000 - Aviation                                         | 150,000    | 1,150,000 | 150,000   | 150,000   | 150,000    | 1,750,000  |
| Customer Facility Charge                     | All Departments                                           | 150,000    | 1,150,000 | 150,000   | 150,000   | 150,000    | 1,750,000  |
| BP2020 Airport Funding (OEV) (546)           | CBP                                                       | 450,000    | 450,000   | 800,000   | 450,000   | 450,000    | 2,600,000  |
| BP2020 Airport Funding (OEV) (546)           | FTZ                                                       | 100,000    | 100,000   | 100,000   | 100,000   | 100,000    | 500,000    |
| BP2020 Airport Funding (OEV) (546)           | 270203 - CAPITAL PROG & ENV COMPLIANCE                    | 550,000    | 550,000   | 900,000   | 550,000   | 550,000    | 3,100,000  |
| BP2020 Airport Funding (OEV) (546)           | 270000 - Aviation                                         | 550,000    | 550,000   | 900,000   | 550,000   | 550,000    | 3,100,000  |
| BP2020 Airport Funding (OEV) (546)           | All Departments                                           | 550,000    | 550,000   | 900,000   | 550,000   | 550,000    | 3,100,000  |
| Airport Debt                                 | Airport Multi-Level Parking Structure                     | 0          | 0         | 0         | 0         | 35,000,000 | 35,000,000 |
| Airport Debt                                 | 270203 - CAPITAL PROG & ENV COMPLIANCE                    | 0          | 0         | 0         | 0         | 35,000,000 | 35,000,000 |
| Airport Debt                                 | 270000 - Aviation                                         | 0          | 0         | 0         | 0         | 35,000,000 | 35,000,000 |
| Airport Debt                                 | All Departments                                           | 0          | 0         | 0         | 0         | 35,000,000 | 35,000,000 |
| U.S. Economic Development Administration     | Airport Hangar Expansion Project                          | 0          | 8,986,000 | 0         | 0         | 0          | 8,986,000  |
| U.S. Economic Development Administration     | 270203 - CAPITAL PROG & ENV COMPLIANCE                    | 0          | 8,986,000 | 0         | 0         | 0          | 8,986,000  |
| U.S. Economic Development Administration     | 270000 - Aviation                                         | 0          | 8,986,000 | 0         | 0         | 0          | 8,986,000  |
| U.S. Economic Development Administration     | All Departments                                           | 0          | 8,986,000 | 0         | 0         | 0          | 8,986,000  |
| StarMetro Fund                               | Appleyard Electric Vehicle Charging Infrastructure        | 0          | 1,511,546 | 0         | 0         | 0          | 1,511,546  |
| StarMetro Fund                               | 280301 - STARMETRO - GARAGE FACILITIES                    | 0          | 1,511,546 | 0         | 0         | 0          | 1,511,546  |
| StarMetro Fund                               | 280000 - StarMetro                                        | 0          | 1,511,546 | 0         | 0         | 0          | 1,511,546  |
| StarMetro Fund                               | All Departments                                           | 0          | 1,511,546 | 0         | 0         | 0          | 1,511,546  |
| Solid Waste Rate Stabilization Reserve (603) | Solid Waste Smart City Routing & Optimization Application | 268,140    | 245,643   | 253,012   | 260,603   | 268,421    | 1,295,819  |
| Solid Waste Rate Stabilization Reserve (603) | 350301 - SOLID WASTE - COMM - DUMPSTER                    | 268,140    | 245,643   | 253,012   | 260,603   | 268,421    | 1,295,819  |
| Solid Waste Rate Stabilization Reserve (603) | 350000 - Community Beautification & Waste Management      | 268,140    | 245,643   | 253,012   | 260,603   | 268,421    | 1,295,819  |
| Solid Waste Rate Stabilization Reserve (603) | All Departments                                           | 268,140    | 245,643   | 253,012   | 260,603   | 268,421    | 1,295,819  |
| Stormwater RR&I (606)                        | UUPI Digital Infrastructure                               | 114,000    | 114,000   | 114,000   | 114,000   | 114,000    | 570,000    |
| Stormwater RR&I (606)                        | 490201 - Sewer Administration                             | 114,000    | 114,000   | 114,000   | 114,000   | 114,000    | 570,000    |
| Stormwater RR&I (606)                        | SW System Improvements                                    | 5,860,000  | 4,780,000 | 4,580,000 | 4,640,000 | 2,210,000  | 22,070,000 |
| Stormwater RR&I (606)                        | SW Planning Program                                       | 390,000    | 440,000   | 440,000   | 440,000   | 440,000    | 2,150,000  |
| Stormwater RR&I (606)                        | 490701 - STORMWATER MANAGEMENT                            | 6,250,000  | 5,220,000 | 5,020,000 | 5,080,000 | 2,650,000  | 24,220,000 |
| Stormwater RR&I (606)                        | Drainage Maintenance Master                               | 2,100,000  | 2,150,000 | 2,190,000 | 2,240,000 | 2,290,000  | 10,970,000 |
| Stormwater RR&I (606)                        | 490702 - DRAINAGE OPERATIONS                              | 2,100,000  | 2,150,000 | 2,190,000 | 2,240,000 | 2,290,000  | 10,970,000 |
| Stormwater RR&I (606)                        | 490000 - Underground Utilities & Public Infrastructure    | 8,464,000  | 7,484,000 | 7,324,000 | 7,434,000 | 5,054,000  | 35,760,000 |
| Stormwater RR&I (606)                        | All Departments                                           | 8,464,000  | 7,484,000 | 7,324,000 | 7,434,000 | 5,054,000  | 35,760,000 |
| Master Lease                                 | Radio Console Update                                      | 3,500,000  | 0         | 0         | 0         | 0          | 3,500,000  |
| Master Lease                                 | 160901 - 800 MHZ RADIO SYSTEM                             | 3,500,000  | 0         | 0         | 0         | 0          | 3,500,000  |
| Master Lease                                 | 160000 - Technology & Innovations                         | 3,500,000  | 0         | 0         | 0         | 0          | 3,500,000  |
| Master Lease                                 | All Departments                                           | 3,500,000  | 0         | 0         | 0         | 0          | 3,500,000  |
| Future Land Sales                            | Northwood Centre                                          | 25,000,000 | 0         | 0         | 0         | 0          | 25,000,000 |
| Future Land Sales                            | 550101 - Facilities Management                            | 25,000,000 | 0         | 0         | 0         | 0          | 25,000,000 |
| Future Land Sales                            | 550000 - Facilities Management                            | 25,000,000 | 0         | 0         | 0         | 0          | 25,000,000 |
| Future Land Sales                            | All Departments                                           | 25,000,000 | 0         | 0         | 0         | 0          | 25,000,000 |
| Intergovernmental                            | APX NEXT radio smart subscriptions                        | 91,162     | 0         | 0         | 0         | 0          | 91,162     |
| Intergovernmental                            | Virtual Prime with Geo-Redundancy                         | 153,561    | 0         | 0         | 0         | 0          | 153,561    |
| Intergovernmental                            | CDA Back Up Dispatch Consoles                             | 69,023     | 0         | 0         | 0         | 0          | 69,023     |
| Intergovernmental                            | 160901 - 800 MHZ RADIO SYSTEM                             | 313,746    | 0         | 0         | 0         | 0          | 313,746    |
| Intergovernmental                            | 160000 - Technology & Innovations                         | 313,746    | 0         | 0         | 0         | 0          | 313,746    |
| Intergovernmental                            | Animal Service Center RR&I                                | 75,000     | 75,000    | 75,000    | 75,000    | 75,000     | 375,000    |
| Intergovernmental                            | Animal Service Center Roof                                | 0          | 250,000   | 0         | 0         | 0          | 250,000    |
| Intergovernmental                            | Animal Service Center HVAC                                | 0          | 750,000   | 250,000   | 0         | 0          | 1,000,000  |
| Intergovernmental                            | 230701 - ANIMAL SHELTER                                   | 75,000     | 1,075,000 | 325,000   | 75,000    | 75,000     | 1,625,000  |
| Intergovernmental                            | 230000 - Parks & Recreation                               | 75,000     | 1,075,000 | 325,000   | 75,000    | 75,000     | 1,625,000  |
| Intergovernmental                            | Renaissance Roof                                          | 173,465    | 0         | 0         | 0         | 0          | 173,465    |
| Intergovernmental                            | 360101 - REAL ESTATE                                      | 173,465    | 0         | 0         | 0         | 0          | 173,465    |
| Intergovernmental                            | 360000 - Real Estate Management                           | 173,465    | 0         | 0         | 0         | 0          | 173,465    |



## FY27 - FY31 Five Year Capital Improvement Plan by Funding Source

|                                                 |                                               |                    |                    |                    |                    |                    |                      |
|-------------------------------------------------|-----------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|
| Intergovernmental                               | All Departments                               | 562,211            | 1,075,000          | 325,000            | 75,000             | 75,000             | 2,112,211            |
| Information Sys Svcs RR&I (706)                 | Pension Software                              | 500,000            | 500,000            | 0                  | 0                  | 0                  | 1,000,000            |
| Information Sys Svcs RR&I (706)                 | 120501 - RETIREMENT                           | 500,000            | 500,000            | 0                  | 0                  | 0                  | 1,000,000            |
| Information Sys Svcs RR&I (706)                 | 120000 - City Treasurer-Clerk                 | 500,000            | 500,000            | 0                  | 0                  | 0                  | 1,000,000            |
| Information Sys Svcs RR&I (706)                 | Enterprise Software                           | 2,200,000          | 2,404,163          | 2,524,370          | 2,650,589          | 2,783,119          | 12,562,241           |
| Information Sys Svcs RR&I (706)                 | T&I Service Management                        | 303,417            | 334,518            | 351,244            | 368,806            | 387,246            | 1,745,230            |
| Information Sys Svcs RR&I (706)                 | Utility Technology Project Mas                | 5,257,452          | 7,150,000          | 4,500,000          | 0                  | 0                  | 16,907,452           |
| Information Sys Svcs RR&I (706)                 | 160101 - Office of the CIO                    | 7,760,869          | 9,888,680          | 7,375,614          | 3,019,395          | 3,170,365          | 31,214,923           |
| Information Sys Svcs RR&I (706)                 | TI Information Security                       | 265,000            | 265,000            | 265,000            | 265,000            | 265,000            | 1,325,000            |
| Information Sys Svcs RR&I (706)                 | TI Information Data                           | 53,000             | 53,000             | 53,000             | 53,000             | 53,000             | 265,000              |
| Information Sys Svcs RR&I (706)                 | 160102 - Information Security                 | 318,000            | 318,000            | 318,000            | 318,000            | 318,000            | 1,590,000            |
| Information Sys Svcs RR&I (706)                 | Innovation Initiatives (formerly Smart City)  | 315,000            | 315,000            | 315,000            | 315,000            | 315,000            | 1,575,000            |
| Information Sys Svcs RR&I (706)                 | 160201 - INNOVATIONS DEVELOPMENT              | 315,000            | 315,000            | 315,000            | 315,000            | 315,000            | 1,575,000            |
| Information Sys Svcs RR&I (706)                 | CityWorks                                     | 253,790            | 268,004            | 283,051            | 298,980            | 315,850            | 1,419,675            |
| Information Sys Svcs RR&I (706)                 | 160301 - PROJECT MANAG & IMPLEMENTATION       | 253,790            | 268,004            | 283,051            | 298,980            | 315,850            | 1,419,675            |
| Information Sys Svcs RR&I (706)                 | TI Lease Equipment                            | 1,652,517          | 2,058,842          | 2,120,608          | 2,184,226          | 2,249,753          | 10,265,945           |
| Information Sys Svcs RR&I (706)                 | City Wide Wiring Project                      | 75,000             | 75,000             | 75,000             | 75,000             | 75,000             | 375,000              |
| Information Sys Svcs RR&I (706)                 | Information Technology Center                 | 145,000            | 149,350            | 153,831            | 158,445            | 163,199            | 769,825              |
| Information Sys Svcs RR&I (706)                 | Fiber Optic Redundancy Project                | 400,000            | 412,000            | 424,000            | 437,091            | 450,204            | 2,123,294            |
| Information Sys Svcs RR&I (706)                 | Virtualization Project                        | 120,000            | 123,600            | 127,308            | 131,127            | 135,061            | 637,096              |
| Information Sys Svcs RR&I (706)                 | Staff Augmentation - Infrastructure           | 146,000            | 146,000            | 146,000            | 146,000            | 146,000            | 730,000              |
| Information Sys Svcs RR&I (706)                 | Financial Systems and Software Upgrades       | 250,000            | 250,000            | 250,000            | 250,000            | 250,000            | 1,250,000            |
| Information Sys Svcs RR&I (706)                 | 160401 - ENTERPRISE INFRASTRUCTURE            | 2,788,517          | 3,214,792          | 3,296,746          | 3,381,889          | 3,469,216          | 16,151,160           |
| Information Sys Svcs RR&I (706)                 | Oracle Environment                            | 175,000            | 150,000            | 0                  | 0                  | 0                  | 325,000              |
| Information Sys Svcs RR&I (706)                 | 160501 - SOFTWARE SERVICES                    | 175,000            | 150,000            | 0                  | 0                  | 0                  | 325,000              |
| Information Sys Svcs RR&I (706)                 | CDA Technology                                | 311,000            | 383,000            | 389,970            | 396,867            | 404,454            | 1,885,291            |
| Information Sys Svcs RR&I (706)                 | Public Safety Technology - TFD                | 50,000             | 50,000             | 50,000             | 50,000             | 50,000             | 250,000              |
| Information Sys Svcs RR&I (706)                 | 160601 - PUBLIC SAFETY TECHNOLOGY             | 361,000            | 433,000            | 439,970            | 446,867            | 454,454            | 2,135,291            |
| Information Sys Svcs RR&I (706)                 | 160000 - Technology & Innovations             | 11,972,176         | 14,587,477         | 12,028,381         | 7,780,131          | 8,042,885          | 54,411,049           |
| Information Sys Svcs RR&I (706)                 | All Departments                               | 12,472,176         | 15,087,477         | 12,028,381         | 7,780,131          | 8,042,885          | 55,411,049           |
| Revenue Collection Fund                         | Revenue Management System Upgrade/Replacement | 150,000            | 150,000            | 200,000            | 0                  | 0                  | 500,000              |
| Revenue Collection Fund                         | Revenue Management System Enhancements        | 150,000            | 250,000            | 0                  | 0                  | 0                  | 400,000              |
| Revenue Collection Fund                         | 120401 - REVENUE                              | 300,000            | 400,000            | 200,000            | 0                  | 0                  | 900,000              |
| Revenue Collection Fund                         | 120000 - City Treasurer-Clerk                 | 300,000            | 400,000            | 200,000            | 0                  | 0                  | 900,000              |
| Revenue Collection Fund                         | Renaissance Roof                              | 57,000             | 0                  | 0                  | 0                  | 0                  | 57,000               |
| Revenue Collection Fund                         | 360101 - REAL ESTATE                          | 57,000             | 0                  | 0                  | 0                  | 0                  | 57,000               |
| Revenue Collection Fund                         | 360000 - Real Estate Management               | 57,000             | 0                  | 0                  | 0                  | 0                  | 57,000               |
| Revenue Collection Fund                         | All Departments                               | 357,000            | 400,000            | 200,000            | 0                  | 0                  | 957,000              |
| Fleet Reserve Fund (716)                        | Fleet Vehicle Replacement                     | 17,402,963         | 18,273,111         | 19,186,766         | 20,146,104         | 21,153,409         | 96,162,353           |
| Fleet Reserve Fund (716)                        | 470301 - Fleet Management - Parts             | 17,402,963         | 18,273,111         | 19,186,766         | 20,146,104         | 21,153,409         | 96,162,353           |
| Fleet Reserve Fund (716)                        | 470000 - Fleet                                | 17,402,963         | 18,273,111         | 19,186,766         | 20,146,104         | 21,153,409         | 96,162,353           |
| Fleet Reserve Fund (716)                        | All Departments                               | 17,402,963         | 18,273,111         | 19,186,766         | 20,146,104         | 21,153,409         | 96,162,353           |
| Utility Services Fund                           | Renaissance Roof                              | 12,617             | 0                  | 0                  | 0                  | 0                  | 12,617               |
| Utility Services Fund                           | 360101 - REAL ESTATE                          | 12,617             | 0                  | 0                  | 0                  | 0                  | 12,617               |
| Utility Services Fund                           | 360000 - Real Estate Management               | 12,617             | 0                  | 0                  | 0                  | 0                  | 12,617               |
| Utility Services Fund                           | All Departments                               | 12,617             | 0                  | 0                  | 0                  | 0                  | 12,617               |
| Environmental Svcs & Facilities Mgmt RR&I (766) | Facilities Improvement Master                 | 1,500,000          | 1,500,000          | 1,500,000          | 1,500,000          | 1,500,000          | 7,500,000            |
| Environmental Svcs & Facilities Mgmt RR&I (766) | HVAC Improvement Master                       | 1,200,000          | 1,200,000          | 1,200,000          | 1,200,000          | 1,200,000          | 6,000,000            |
| Environmental Svcs & Facilities Mgmt RR&I (766) | 550101 - Facilities Management                | 2,700,000          | 2,700,000          | 2,700,000          | 2,700,000          | 2,700,000          | 13,500,000           |
| Environmental Svcs & Facilities Mgmt RR&I (766) | 550000 - Facilities Management                | 2,700,000          | 2,700,000          | 2,700,000          | 2,700,000          | 2,700,000          | 13,500,000           |
| Environmental Svcs & Facilities Mgmt RR&I (766) | All Departments                               | 2,700,000          | 2,700,000          | 2,700,000          | 2,700,000          | 2,700,000          | 13,500,000           |
| <b>Funded</b>                                   | <b>All Departments</b>                        | <b>282,759,175</b> | <b>267,354,412</b> | <b>251,339,350</b> | <b>277,102,439</b> | <b>302,675,941</b> | <b>1,381,231,316</b> |

## **FY27 Position Summary**

### **Attachment E**

The FY27 proposed budget includes a workforce of 3,064.75 full-time equivalent (FTE) employees. This is an increase of 20.00 FTEs for new Police Officers compared to FY26, consistent with the Strategic Plan target to increase the number of public safety personnel.

Below is a table of FTEs by department from FY24 to the FY27 proposed budget. Position moves in prior years that impacted the FTE count by department are footnoted. All other changes result from mid-year adjustments, including reclass and department transfers for a net zero impact.

Additionally, following the implementation of the Voluntary Separation Incentive program in FY26, departments continue to evaluate critical operational needs, update succession plans, and review opportunities to realign work groups and staffing structures.

## Workforce Full-Time Equivalents (FTEs) FY27

| <b>Department</b>                                               | <b>FY24</b>     | <b>FY25</b>     | <b>FY26</b>     | <b>New<br/>FTE</b> | <b>FY27</b>     |
|-----------------------------------------------------------------|-----------------|-----------------|-----------------|--------------------|-----------------|
| City Commission/Office of the Mayor                             | 13.00           | 13.00           | 13.00           | -                  | 13.00           |
| City Attorney                                                   | 23.00           | 23.00           | 23.00           | -                  | 23.00           |
| City Treasurer-Clerk                                            | 53.25           | 53.25           | 53.25           | -                  | 53.25           |
| Office of Inspector General <sup>1</sup>                        | 11.00           | 11.00           | 11.00           | -                  | 11.00           |
| Executive Services <sup>22</sup>                                | 23.00           | 23.00           | 23.00           | -                  | 23.00           |
| Technology & Innovations                                        | 99.50           | 99.50           | 99.50           | -                  | 99.50           |
| Human Resources & Workforce Development <sup>22</sup>           | 31.00           | 31.00           | 31.00           | -                  | 31.00           |
| Golf <sup>2</sup>                                               | 6.00            | 7.00            | 7.00            | -                  | 7.00            |
| Fire <sup>3 4</sup>                                             | 301.00          | 313.00          | 327.00          | -                  | 327.00          |
| Police <sup>5 6 18 19</sup>                                     | 507.00          | 507.00          | 527.00          | 20.00              | 546.00          |
| Parks, Recreation & Neighborhood Affairs <sup>7</sup>           | 214.00          | 214.00          | 227.00          | -                  | 227.00          |
| Community Services <sup>8</sup>                                 | 0.00            | 0.00            | 0.00            | -                  | 0.00            |
| Planning/PLACE <sup>9</sup>                                     | 23.00           | 22.00           | 22.00           | -                  | 21.00           |
| Housing and Community Services <sup>10 20 21</sup>              | 42.00           | 42.00           | 42.00           | -                  | 44.00           |
| Aviation <sup>11 12 13</sup>                                    | 57.00           | 58.00           | 59.00           | -                  | 59.00           |
| StarMetro                                                       | 143.50          | 143.50          | 143.50          | -                  | 143.50          |
| Energy Services – Electric & Gas                                | 330.00          | 330.00          | 330.00          | -                  | 330.00          |
| Growth Management <sup>14</sup>                                 | 72.00           | 68.00           | 68.00           | -                  | 68.00           |
| Community Beautification                                        | 152.00          | 151.00          | 151.00          | -                  | 151.00          |
| Real Estate                                                     | 7.00            | 7.00            | 7.00            | -                  | 7.00            |
| Customer Services <sup>2</sup>                                  | 158.00          | 157.00          | 157.00          | -                  | 157.00          |
| Communications                                                  | 9.00            | 9.00            | 9.00            | -                  | 9.00            |
| Community Relations <sup>23</sup>                               | 12.00           | 12.00           | 12.00           | -                  | 12.00           |
| Administration & Professional Services                          | 0.00            | 0.00            | 0.00            | -                  | 0.00            |
| Resource Management                                             | 12.00           | 12.00           | 12.00           | -                  | 12.00           |
| Financial Services <sup>22</sup>                                | 27.50           | 27.50           | 27.50           | -                  | 34.50           |
| Grants and Enterprise Resources <sup>15 22</sup>                | 26.00           | 27.00           | 27.00           | -                  | 18.00           |
| Procurement Services <sup>22</sup>                              | 10.00           | 10.00           | 10.00           | -                  | 12.00           |
| Fleet <sup>19</sup>                                             | 84.00           | 85.00           | 85.00           | -                  | 86.00           |
| Underground Utilities & Public Infrastructure <sup>10</sup>     | 506.00          | 491.00          | 491.00          | -                  | 491.00          |
| Sustainability & Community Preparedness                         | 0.00            | 0.00            | 0.00            | -                  | 0.00            |
| Emergency Preparedness & Facilities Security <sup>18</sup>      | 1.00            | 1.00            | 1.00            | -                  | 2.00            |
| Environmental Services & Facilities Management <sup>14 16</sup> | 0.00            | 0.00            | 0.00            | -                  | 0.00            |
| Environmental Services <sup>14 16 17 20</sup>                   | 5.00            | 27.00           | 27.00           | -                  | 24.00           |
| City Construction <sup>16</sup>                                 | 1.00            | 1.00            | 1.00            | -                  | 1.00            |
| Facilities Management <sup>16</sup>                             | 20.00           | 20.00           | 20.00           | -                  | 20.00           |
| Ethics                                                          | 2.00            | 2.00            | 2.00            | -                  | 2.00            |
| <b>Total</b>                                                    | <b>2,981.75</b> | <b>2,996.75</b> | <b>3,044.75</b> | <b>20.00</b>       | <b>3,064.75</b> |



- 1 1.00 FTE investigator position created in Office of Inspector General for FY24
- 2 1.00 FTEs, Golf position still showing in Cust Operations. Transferred to the correct DeptID - Golf in FY25
- 3 12.00 FTE for Fire in FY25
- 4 50.00 FTE positions added to Fire during FY26
- 5 22.00 new FTEs included in FY24 budget; 22 new officers with 2 assigned to the airport
- 6 20.00 FTE for Police in FY26
- 7 12.00 FTE for PRNA in FY26 for the New Senior Center (6.00) and Parks and Maintenance (6.00)
- 8 Community Services consolidated with Housing and Community Resilience to create the Housing and Community Services department
- 9 1.00 FTE was converted from an OPS position in PLACE for FY25
- 10 18.00 FTE are relocating to Environmental Services to new Water Quality Laboratory DeptID. Request additional (3) FTE per the rate study. All noted changes starting in FY25
- 11 3.00 FTEs created: 2 OPS converted to FTEs; Airport Operating Mech Tech and Airport Operations Agent and 1.00 FTE Business System Analyst included in FY24
- 12 1.00 FTE new for Aviation for FY25
- 13 1.00 FTEs were converted from OPS positions starting in FY26 in Aviation
- 14 4.00 FTE was transferred from Growth Management to Environmental Services in FY25
- 15 1.00 FTEs were converted from OPS positions starting in FY25 in Grants & Enterprise Resources
- 16 ESFM was divided to create new departments: Environmental Services, City Construction, Facilities Management
- 17 4.00 FTE was transferred from Growth Management to Environmental Services in FY25
- 18 20.00 new Police Officer positions added for FY27
- 19 1.00 FTE was transferred from Police to Fleet for FY27
- 20 3.00 FTE were transferred from Environmental Services to Housing and Community Services for FY27
- 21 1.00 FTE was transferred from Housing and Community Services to Human Resources & Workforce Development
- 22 9.00 FTE were transferred from Grants and Enterprise Resources for FY27: 7.00 to Financial Services and 2.00 to Procurement Services
- 23 1.00 FTE correction to Community Relations

**RESOLUTION NO. 26-R-29**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF  
TALLAHASSEE, FLORIDA, ESTABLISHING THE SCHEDULE OF  
RESIDENTIAL AND COMMERCIAL RATES FOR SOLID WASTE  
SERVICES PURSUANT TO THE CODE OF GENERAL  
ORDINANCES SECTION 21-512, AND PROVIDING AN EFFECTIVE  
DATE**

**WHEREAS**, the City of Tallahassee Code of General Ordinances, Section 21-512, provides that the City Commission, by resolution, shall establish a uniform schedule of rates and charges for the services and facilities of the municipal solid waste collection and disposal system of the City to be paid by the owner, tenant or occupant of the premises using the services and facilities of such system, and

**WHEREAS**, tipping fees for the disposal of solid waste have been increased, effective October 1, 2026, thereby requiring additional cost recovery for services.

**WHEREAS**, the Solid Waste transfer to the General Fund has been increased, thereby requiring additional cost recovery for services.

**NOW, THEREFORE**, be it resolved by the City Commission of the City of Tallahassee that Solid Waste Fees are hereby revised per Attachment A of this resolution and will be revised to account for changing market conditions annually on October 1, based on the Consumer Price Index (CPI) plus one percent (1%).

**BE IT FURTHER RESOLVED**, that this resolution will take effect on October 1, 2026.

**ADOPTED** by the City Commission of the City of Tallahassee on this 9th day of September 2026.

CITY OF TALLAHASSEE

By: \_\_\_\_\_  
John E. Dailey  
Mayor

ATTEST:

APPROVED AS TO FORM:

By: \_\_\_\_\_  
James O. Cooke, IV  
City Treasurer-Clerk

By: \_\_\_\_\_  
Amy M. Toman  
City Attorney

ATTACHMENT A

| <b>Solid Waste Department</b><br><b>Schedule of Residential and Commercial Fees</b><br><b>Effective October 1, 2026</b> |                          |                 |
|-------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------|
| <b>Service</b>                                                                                                          | <b>Current Rate</b>      | <b>New Rate</b> |
| <b>Residential Services</b>                                                                                             |                          |                 |
| Curbside Service/Tenant Dumpster                                                                                        | <u><del>26.70</del></u>  | <u>28.19</u>    |
| Premium Service                                                                                                         | <u><del>61.23</del></u>  | <u>64.64</u>    |
| Extra Container                                                                                                         | <u><del>17.92</del></u>  | <u>18.92</u>    |
| <b>Commercial Services</b>                                                                                              |                          |                 |
| Commercial Minimum                                                                                                      | <u><del>33.43</del></u>  | <u>40.05</u>    |
| <b>Barrel Service</b>                                                                                                   |                          |                 |
| 1 pickup/week                                                                                                           | <u><del>36.58</del></u>  | <u>43.82</u>    |
| 2 pickups/week                                                                                                          | <u><del>73.16</del></u>  | <u>87.64</u>    |
| 3 pickups/week                                                                                                          | <u><del>109.75</del></u> | <u>131.48</u>   |
| 4 pickups/week                                                                                                          | <u><del>146.33</del></u> | <u>175.30</u>   |
| 5 pickups/week                                                                                                          | <u><del>182.91</del></u> | <u>219.12</u>   |
| <b>Dumpster Service</b>                                                                                                 |                          |                 |
| <b>2-Yard</b>                                                                                                           |                          |                 |
| Every other week                                                                                                        | <u><del>29.81</del></u>  | <u>53.81</u>    |
| 1 pickup/week                                                                                                           | <u><del>59.63</del></u>  | <u>89.54</u>    |
| 2 pickups/week                                                                                                          | <u><del>119.25</del></u> | <u>160.96</u>   |
| 3 pickups/week                                                                                                          | <u><del>178.89</del></u> | <u>232.40</u>   |
| 4 pickups/week                                                                                                          | <u><del>238.52</del></u> | <u>303.84</u>   |
| 5 pickups/week                                                                                                          | <u><del>298.14</del></u> | <u>375.26</u>   |
| <b>3-Yard</b>                                                                                                           |                          |                 |
| Every other week                                                                                                        | <u><del>51.15</del></u>  | <u>79.37</u>    |
| 1 pickup/week                                                                                                           | <u><del>89.44</del></u>  | <u>125.25</u>   |
| 2 pickups/week                                                                                                          | <u><del>178.89</del></u> | <u>232.40</u>   |
| 3 pickups/week                                                                                                          | <u><del>268.33</del></u> | <u>339.55</u>   |
| 4 pickups/week                                                                                                          | <u><del>357.78</del></u> | <u>446.70</u>   |
| 5 pickups/week                                                                                                          | <u><del>447.23</del></u> | <u>553.86</u>   |

ATTACHMENT A

| Service                             | Current Rate        | New Rate |
|-------------------------------------|---------------------|----------|
| <b>4-Yard</b>                       |                     |          |
| Every other week                    | <del>59.63</del>    | 89.54    |
| 1 pickup/week                       | <del>119.25</del>   | 160.96   |
| 2 pickups/week                      | <del>238.52</del>   | 303.84   |
| 3 pickups/week                      | <del>357.78</del>   | 446.70   |
| 4 pickups/week                      | <del>477.03</del>   | 589.56   |
| 5 pickups/week                      | <del>596.30</del>   | 732.44   |
| <b>6-Yard</b>                       |                     |          |
| Every other week                    | <del>89.44</del>    | 125.25   |
| 1 pickup/week                       | <del>178.89</del>   | 232.40   |
| 2 pickups/week                      | <del>357.78</del>   | 446.70   |
| 3 pickups/week                      | <del>536.66</del>   | 661.00   |
| 4 pickups/week                      | <del>715.55</del>   | 875.30   |
| 5 pickups/week                      | <del>894.44</del>   | 1,089.60 |
| 6 pickups/week                      | <del>1,073.33</del> | 1,303.91 |
| <b>8-Yard</b>                       |                     |          |
| Every other week                    | <del>119.13</del>   | 160.81   |
| 1 pickup/week                       | <del>238.52</del>   | 303.84   |
| 2 pickups/week                      | <del>477.03</del>   | 589.56   |
| 3 pickups/week                      | <del>715.55</del>   | 875.30   |
| 4 pickups/week                      | <del>954.07</del>   | 1,161.04 |
| 5 pickups/week                      | <del>1,192.60</del> | 1,446.78 |
| 6 pickups/week                      | <del>1,431.10</del> | 1,732.51 |
| <b>Dumpster Service - Compacted</b> |                     |          |
| <b>2-Yard</b>                       |                     |          |
| Every other week                    | <del>106.35</del>   | 145.49   |
| 1 pickup/week                       | <del>212.65</del>   | 272.85   |
| 2 pickups/week                      | <del>425.32</del>   | 527.62   |
| 3 pickups/week                      | <del>637.97</del>   | 782.37   |
| 4 pickups/week                      | <del>850.64</del>   | 1,037.13 |
| 5 pickups/week                      | <del>1,063.30</del> | 1,291.89 |

ATTACHMENT A

| Service                                 | Current Rate        | New Rate        |
|-----------------------------------------|---------------------|-----------------|
| <b>Dumpster Service - Compacted</b>     |                     |                 |
| <b>3-Yard</b>                           |                     |                 |
| Every other week                        | <del>159.50</del>   | <u>209.17</u>   |
| 1 pickup/week                           | <del>318.99</del>   | <u>400.23</u>   |
| 2 pickups/week                          | <del>637.97</del>   | <u>782.37</u>   |
| 3 pickups/week                          | <del>956.96</del>   | <u>1,164.50</u> |
| 4 pickups/week                          | <del>1,275.95</del> | <u>1,546.64</u> |
| 5 pickups/week                          | <del>1,594.95</del> | <u>1,928.79</u> |
| <b>4-Yard</b>                           |                     |                 |
| Every other week                        | <del>212.65</del>   | <u>272.85</u>   |
| 1 pickup/week                           | <del>425.32</del>   | <u>527.62</u>   |
| 2 pickups/week                          | <del>850.64</del>   | <u>1,037.13</u> |
| 3 pickups/week                          | <del>1,275.95</del> | <u>1,546.64</u> |
| 4 pickups/week                          | <del>1,701.27</del> | <u>2,056.16</u> |
| 5 pickups/week                          | <del>2,126.59</del> | <u>2,565.68</u> |
| <b>6-Yard</b>                           |                     |                 |
| Every other week                        | <del>318.99</del>   | <u>400.23</u>   |
| 1 pickup/week                           | <del>637.97</del>   | <u>782.37</u>   |
| 2 pickups/week                          | <del>1,275.95</del> | <u>1,546.64</u> |
| 3 pickups/week                          | <del>1,913.94</del> | <u>2,310.92</u> |
| 4 pickups/week                          | <del>2,551.91</del> | <u>3,075.20</u> |
| 5 pickups/week                          | <del>3,189.89</del> | <u>3,839.47</u> |
| 6 pickups/week                          | <del>3,827.86</del> | <u>4,603.74</u> |
| <b>8-Yard</b>                           |                     |                 |
| Every other week                        | <del>425.32</del>   | <u>527.62</u>   |
| 1 pickup/week                           | <del>850.64</del>   | <u>1,037.13</u> |
| 2 pickups/week                          | <del>1,701.27</del> | <u>2,056.16</u> |
| 3 pickups/week                          | <del>2,551.91</del> | <u>3,075.20</u> |
| 4 pickups/week                          | <del>3,402.54</del> | <u>4,094.22</u> |
| 5 pickups/week                          | <del>4,253.18</del> | <u>5,113.26</u> |
| 6 pickups/week                          | <del>5,103.82</del> | <u>6,132.30</u> |
| <b>Roll-Off Rentals (Per Month Fee)</b> |                     |                 |
| 16 yd Open-Top Container                | <del>99.31</del>    | <u>102.59</u>   |
| 20 yd Open-Top Container                | <del>113.49</del>   | <u>117.24</u>   |
| 30 yd Open-Top Container                | <del>120.58</del>   | <u>124.56</u>   |

| <b>Roll-Off Service - Pull Chg.</b> |                          |               |
|-------------------------------------|--------------------------|---------------|
| Multi-Lift (< = 16 cu yds.)         | <u><del>231.72</del></u> | <u>295.68</u> |
| Regular (> 16 cu yds.)              | <u><del>367.76</del></u> | <u>458.66</u> |

ATTACHMENT A

| <b>Service</b>                                              | <b>Current Rate</b>        | <b>New Rate</b> |
|-------------------------------------------------------------|----------------------------|-----------------|
| <b>Single Stream Recycling Service</b>                      |                            |                 |
| <b>4-Yard</b>                                               | <b>Current Rate</b>        | <b>New Rate</b> |
| Every other week                                            | <u><del>29.82</del></u>    | <u>53.82</u>    |
| 1 pickup/week                                               | <u><del>59.63</del></u>    | <u>89.53</u>    |
| 2 pickups/week                                              | <u><del>119.27</del></u>   | <u>160.97</u>   |
| 3 pickups/week                                              | <u><del>178.90</del></u>   | <u>232.41</u>   |
| <b>6-Yard</b>                                               |                            |                 |
| Every other week                                            | <u><del>44.82</del></u>    | <u>71.78</u>    |
| 1 pickup/week                                               | <u><del>89.62</del></u>    | <u>125.46</u>   |
| 2 pickups/week                                              | <u><del>179.24</del></u>   | <u>232.82</u>   |
| 3 pickups/week                                              | <u><del>268.86</del></u>   | <u>340.18</u>   |
| <b>8-Yard</b>                                               |                            |                 |
| Every other week                                            | <u><del>59.75</del></u>    | <u>89.67</u>    |
| 1 pickup/week                                               | <u><del>119.49</del></u>   | <u>161.24</u>   |
| 2 pickups/week                                              | <u><del>238.99</del></u>   | <u>304.39</u>   |
| 3 pickups/week                                              | <u><del>358.49</del></u>   | <u>447.56</u>   |
| <b>Additional Services</b>                                  |                            |                 |
| Com. Trash Collection Fee ¼ hr.                             | <u><del>130.84</del></u>   | <u>135.16</u>   |
| Res. Special Trash Collection ¼ hr.                         | <u><del>106.94</del></u>   | <u>110.46</u>   |
| Return Fee                                                  | <u><del>150.96</del></u>   | <u>155.94</u>   |
| Late Route – After 7:00 a.m.                                | <u><del>60.37</del></u>    | <u>62.36</u>    |
| Contaminated Recycling Fee                                  | <u><del>201.25</del></u>   | <u>207.90</u>   |
| Unacceptable Materials Fee                                  | <u><del>201.25</del></u>   | <u>207.90</u>   |
| Decatur Co. Landfill Adjustment                             | <u><del>837.26</del></u>   | <u>864.89</u>   |
| Thomasville Pull Adjustment                                 | <u><del>837.26</del></u>   | <u>864.89</u>   |
| SpringHill Pull and Haul Fee                                | <u><del>1,500.00</del></u> | <u>1,549.50</u> |
| Container Turnaround Service                                | <u><del>104.66</del></u>   | <u>108.12</u>   |
| Sanitizing – Roll-Off                                       | <u><del>402.56</del></u>   | <u>415.84</u>   |
| Sanitizing – Dumpster                                       | <u><del>201.25</del></u>   | <u>207.90</u>   |
| Delivery, Return Trip, Relocation,<br>Weekend – per service | <u><del>201.25</del></u>   | <u>207.90</u>   |
| Compact Delivery (CDU) Pull Fee                             | <u><del>60.37</del></u>    | <u>62.36</u>    |

**RESOLUTION NO. 26-R-30**

**A RESOLUTION AUTHORIZING  
PUBLIC PARKING RATES**

**WHEREAS**, the City manages on-street and off-street public parking; and

**WHEREAS**, the City Commission is authorized to set public parking rates and hours of operation; and

**WHEREAS**, the City Commission sets the public parking rates and hours of operation in accordance with those depicted in Exhibit “A,” attached hereto and incorporated by reference.

**NOW, THEREFORE**, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TALLAHASSEE, FLORIDA, as follows:

1. The above recitals are true and correct and incorporated by reference.
2. The City Commission hereby authorizes the public parking rates and hours of operation as depicted in Exhibit “A.”

**BE IT FURTHER RESOLVED** that this resolution will take effect on October 1, 2026.

**ADOPTED** by the City Commission of the City of Tallahassee this 9th day of September, 2026.

CITY OF TALLAHASSEE

By: \_\_\_\_\_  
John E. Dailey  
Mayor

ATTEST:

APPROVED AS TO FORM:

By: \_\_\_\_\_  
James O. Cooke, IV  
City Treasurer-Clerk

By: \_\_\_\_\_  
Amy M. Toman  
City Attorney

EXHIBIT "A"  
Parking Rates and Hours of Operation

|                                                                                                                       | Current Time                                                                                                                                | Current Rate |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Kleman Plaza<br>Parking Garage<br>(rates are a "not to exceed" and not inclusive of discounted monthly parking rates) | 0 to 1 hour                                                                                                                                 | \$ 2.00      |
|                                                                                                                       | Each Additional Hour (Max \$7 per day)                                                                                                      | \$ 1.00      |
|                                                                                                                       | Saturdays, Sundays and Evenings after 6 pm                                                                                                  | \$ 1.00      |
|                                                                                                                       | Monthly Lease (not including taxes)                                                                                                         | \$ 120.00    |
|                                                                                                                       | Special Events - Unticketed events                                                                                                          | \$ 5.00      |
|                                                                                                                       | Special Events - Ticketed events                                                                                                            | \$ 10.00     |
|                                                                                                                       | Grace Period of 15 mins                                                                                                                     |              |
|                                                                                                                       | Unless otherwise posted, in accordance with City Code of General Ordinances 20-105                                                          |              |
| Eastside Parking<br>Garage                                                                                            | 0 to 1 hour                                                                                                                                 | \$ 2.00      |
|                                                                                                                       | Each Additional Hour (Max \$7 per day) / No charge after 8 pm                                                                               | \$ 1.00      |
|                                                                                                                       | Monthly Lease (not including taxes)                                                                                                         | \$ 135.00    |
|                                                                                                                       | Special Events - Unticketed events                                                                                                          | \$ 5.00      |
|                                                                                                                       | Special Events - Ticketed events                                                                                                            |              |
|                                                                                                                       | Unless otherwise posted, in accordance with City Code of General Ordinances 20-105                                                          |              |
| On-Street Metered<br>Parking<br>(rates are a "not to exceed")                                                         | Metered Parking: 8 am - 6 pm / Per Hour<br>(unless otherwise posted on the meter in accordance with City Code of General Ordinances 20-105) | \$ 1.00      |
|                                                                                                                       | 6 minutes                                                                                                                                   | 0.10         |
|                                                                                                                       | 12 minutes                                                                                                                                  | \$ 0.20      |
|                                                                                                                       | 30 minutes                                                                                                                                  | 0.50         |
|                                                                                                                       | 60 minutes / and combinations of above                                                                                                      | \$ 1.00      |



ORDINANCE NO. 26-O-15

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA,  
AMENDING SECTIONS 21-66, 21-284, 21-402, AND, 21-403 OF THE  
CODE OF GENERAL ORDINANCES OF THE CITY OF  
TALLAHASSEE; RELATING TO WATER AND SEWER SERVICE,  
INCLUDING APPLICABLE FEES, CHARGES, AND RATES;  
PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY;  
AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE, FLORIDA,  
AS FOLLOWS:

Section 1. Section 21-66, of the Code of General Ordinances of the City of Tallahassee,  
Florida, is hereby amended to read as follows:

**Sec. 21-66. - Manager to approve route; conveyance to city; relocation.**

...

(d) To recover the cost of city inspection and oversight of privately constructed public infrastructure proposed for acceptance by the City, the fee for inspecting sidewalks shall be \$2.50 per linear foot, and the fee for inspecting streets shall be \$3.50 per linear foot. The fee for city oversight of a fire hydrant flow test performed by a third-party consultant, engineer, or contractor shall be \$100.00 per test. Effective October 1, 2027, and annually on the same date thereafter, the fees in this subsection shall be increased by the same percentage as the percentage increase in the Consumer Price Index—All Urban Consumers (CPI-U): All City average, unadjusted, as published by the U.S. Department of Labor, during the 12-month period ending on the preceding March 31st. Effective October 1, 2026, rates in this section may be amended by resolution.

Section 2. Section 21-284, of the Code of General Ordinances of the City of Tallahassee,  
Florida, is hereby amended to read as follows:

**Sec. 21-284. - Annual adjustment.**

Effective October 1, 2018, and annually on the same date thereafter, the monthly rates set forth in sections 21-281 and 21-282 shall be increased by the same percentage as the percentage increase in the Consumer Price Index—All Urban Consumers (CPI-U): All city average, unadjusted, as published by the U.S. Department of Labor, during the 12-month period ending on the preceding March 31st. The above-referenced charges shall also be increased by 4.7 percent effective January 1, 2019 and by 4.7 percent effective January 1, 2020.

Effective April 1, 2027, rates in sections 21-281 and 21-282, and the City of St. Marks contract rate, shall be increased by an additional 1.0%. Effective April 1, 2027, the commercial water gallonage charge shall be increased by an additional 8.0 percent.

Effective October 1, 2027, October 1, 2028, and October 1, 2029, rates in sections 21-281 and 21-282, and the City of St. Marks contract rate, shall be increased by an additional 1.0 percent.

Effective October 1, 2026, rates in this section may be amended by resolution.

Section 3, Section 21-402, of the Code of General Ordinances of the City of Tallahassee, Florida, is hereby amended to read as follows:

**Section 21-402 - Rate schedule.**

- (a) Availability. This section shall be applicable to all sewer service within the territory served by the City, except that the City may at its option refuse to accept sewage into its system having unusual, dangerous or difficult-to-treat characteristics, as determined by the City, including but not limited to the following: volatile or explosive materials; radioactive isotopes; excessive grease; toxic substances or other compounds in sufficient quantities to create hazards in the sewage system or receiving waters, or adversely affect the treatment process; any liquids with extremely low or high pH; or high-temperature liquids or gases.

Effective October 1, 2026, rates in this section may be amended by resolution.

- (b) Monthly rate—Readiness-to-serve charge (minimum monthly bill). Each account shall be charged the following amounts per meter each month according to size of water meter for such account:

| Meter Size (inches) | Monthly Rates Effective October 1, 2021 |
|---------------------|-----------------------------------------|
| 5/8"                | \$20.92                                 |
| 1"                  | 52.30                                   |
| 1½"                 | 104.58                                  |
| 2"                  | 167.32                                  |
| 3"                  | 334.61                                  |
| 4"                  | 522.81                                  |
| 6"                  | 1,045.62                                |
| 8"                  | 1,673.03                                |

Effective October 1, 2022, and annually on the same date thereafter, such monthly rates shall be increased by the same percentage as the percentage increase in the Consumer Price Index—All Urban Consumers (CPI-U): All city average, unadjusted, as published by the U.S. Department of Labor, during the 12-month period ending on the preceding March 31st. Effective April 1, 2027, such monthly rates shall be increased by an additional 3.8%. Effective October 1, 2027, October 1, 2028, and October 1, 2029, such monthly rates shall be increased by an additional 1.0 percent.

CODING: Words in ~~struck through~~ type are deletions from existing language; words underlined are additions.

No monthly bill, regardless of usage, shall be for less than the readiness-to-serve charge according to the size of water meter for that account, plus usage charge, if any.

- (c) Usage. All sewer service will be charged on the basis of monthly metered water usage for each account at the following rates:

|                                                         | Monthly Rates Effective October 1, 2021 |
|---------------------------------------------------------|-----------------------------------------|
| Charge per 1,000 gallons of monthly metered water usage | \$6.69                                  |

Effective October 1, 2022, and annually on the same date thereafter, such monthly rates shall be increased by the same percentage as the percentage increase in the Consumer Price Index—All Urban Consumers (CPI-U): All city average, unadjusted, as published by the U.S. Department of Labor, during the 12-month period ending on the preceding March 31st. Effective April 1, 2027, such monthly rates shall be increased by an additional 3.8%. Effective October 1, 2027, October 1, 2028, and October 1, 2029, such monthly rates shall be increased by an additional 1.0 percent. No monthly bill, regardless of usage, shall be for less than the readiness-to-serve charge, according to the size of water meter for that account, plus usage charge, if any.

...

- (h) Digester fees. The City shall charge a digester fee of \$0.088 per gallon for all sewage or other acceptable waste stream, including grease trap waste and septage, that is delivered to the City and accepted by the City to the City's designated treatment facilities for treatment and disposal, and that is generated from within a five-county region consisting of Leon, Gadsden, Liberty, Wakulla, and Jefferson Counties. Effective for all bills rendered after January 1, 2022 the digester fee shall increase to \$0.100 per gallon. On October 1, 2022, and annually thereafter on the same date, the digester fee shall be adjusted by the percentage increase in the Consumer Price Index—All Urban Consumers (CPI-U): All City Average, unadjusted, as published by the U.S. Department of Labor, during the 12-month period ending on the preceding March 31st. Effective October 1, 2026, the City shall charge a digester fee for all sewage or other acceptable waste stream, including grease trap waste and septage, that is delivered to the City and accepted by the City to the City's designated treatment facilities for treatment and disposal and that is generated from within a five-county region consisting of Leon, Gadsden, Liberty, Wakulla, and Jefferson Counties. For septage delivered to and accepted by the City at a designated treatment facility between the hours of 6:00 a.m. and 4:30 p.m., the City shall charge \$0.11 per gallon. For septage delivered and accepted outside the hours of 6:00 a.m. through 4:30 p.m., the City shall charge \$0.25 per gallon. Effective October 1, 2027, and annually on the same date thereafter, each septage charge shall be adjusted by the percentage increase in the Consumer Price Index—All Urban Consumers (CPI-U): All City Average, unadjusted, as published by the U.S. Department

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of Labor, during the 12-month period ending on the preceding March 31st. No sewage or other waste stream, including grease and septage, generated outside of the Region will be accepted by the city for treatment and disposal without a contract. The general manager - underground utilities and public infrastructure, is authorized to negotiate and execute such contracts with waste haulers and to establish appropriate digester fee(s) for each contract based on applicable factors, including sewage or waste stream volume, physical or chemical characteristics, and the capacity and capability of the city to accept and treat that sewage or waste stream. Said fee(s) may be greater, but in no event, shall be less than the fee charged with respect to the five-county region specified herein. The city may at its discretion refuse to accept sewage into its system having unusual, dangerous, or difficult-to-treat characteristics, as determined by the city, including but not limited to: volatile or explosive materials; radioactive isotopes; excessive grease; toxic substances, or other compounds in sufficient quantities to create hazards in the sewage system or receiving waters, or adversely affect the treatment process; any liquids extremely low or high pH; or high-temperature liquids or gases.

- (i) Industrial Pretreatment Program service fees. To recover costs associated with the implementation and administration of the City's Industrial Pretreatment Program, the following fees shall be assessed:

| <u>Industrial Pretreatment Program Service</u>         | <u>Fee</u>                           |
|--------------------------------------------------------|--------------------------------------|
| <u>Initial IPP permit fee</u>                          | <u>\$500.00</u>                      |
| <u>IPP permit renewal fee</u>                          | <u>250.00</u>                        |
| <u>Inspection fee</u>                                  | <u>100.00</u>                        |
| <u>Re-inspection fee</u>                               | <u>100.00</u>                        |
| <u>Laboratory fees for standard IPP annual testing</u> | <u>330.00</u>                        |
| <u>Sample collection</u>                               | <u>100.00</u>                        |
| <u>Laboratory fees for any other required IPP test</u> | <u>Equivalent to the City's cost</u> |

- (j) Effective October 1, 2027, and annually on the same date thereafter, each fixed-dollar fee in subsection (i) shall be increased by the same percentage as the percentage increase in the Consumer Price Index—All Urban Consumers (CPI-U): All City average, unadjusted, as published by the U.S. Department of Labor, during the 12-month period ending on the preceding March 31st.

Section 4. Section 21-403, of the Code of General Ordinances of the City of Tallahassee, Florida, is hereby amended to read as follows:

**Sec. 21-403. - Tap and tap location fees.**

...

- (c) The City will locate an existing tap for a fee of \$275.00, which fee shall be paid in advance of the City's providing such services. Effective October 1, 2027, and annually on

CODING: Words in ~~struck through~~ type are deletions from existing language; words underlined are additions.

1 the same date thereafter, the tap location fee shall be increased by the same percentage as  
2 the percentage increase in the Consumer Price Index—All Urban Consumers (CPI-U):  
3 All City average, unadjusted, as published by the U.S. Department of Labor, during the  
4 12-month period ending on the preceding March 31st.

5  
6 Effective October 1, 2026, rates in this section may be amended by resolution.

7  
8  
9 Section 5. Conflicts. All ordinances and parts of ordinances of the City of  
10 Tallahassee Code in conflict with the provisions of this ordinance are hereby repealed to the  
11 extent of such conflict.

12  
13 Section 6. Severability. If any provision or portion of this ordinance is  
14 declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable,  
15 then all remaining provisions and portions of this ordinance shall remain in full force and effect.

16  
17 Section 7. Effective Date. This ordinance shall become effective on October 1,  
18 2026.

19  
20  
21 INTRODUCED in the City Commission on the 9<sup>th</sup> day of September, 2026.

22  
23 PASSED by the City Commission on the 23<sup>rd</sup> day of September, 2026.

CITY OF TALLAHASSEE

By: \_\_\_\_\_  
John E. Dailey  
Mayor

ATTEST:

APPROVED AS TO FORM

By: \_\_\_\_\_  
James O. Cooke, IV  
City Treasurer-Clerk

By: \_\_\_\_\_  
Amy M. Toman  
City Attorney



September 9, 2026

The Honorable Mayor and City Commission  
City of Tallahassee  
City Hall, 300 S. Adams Street  
Tallahassee, Florida 32301

**Subject: 2026 Water, Wastewater and Reclaimed Water Rate Study**

Honorable Mayor and Commissioners:

In keeping with the provisions of the agreement between the City of Tallahassee, Florida (the City) and Leidos Engineering, LLC (the Consultant) and the direction provided by the City management and staff, the 2026 Water, Wastewater and Reclaimed Water Rate Study (the Study) has been completed. The Study addresses the projected financial operations of the Water and Wastewater Systems for the fiscal year ending September 30, 2026 (the Test Year) and the projected fiscal years 2027 through 2030 (Study Period) and is submitted for your consideration and direction.

The Study sets forth the Consultant's assumptions, consideration, analyses and conclusions regarding the need to increase water and wastewater rates to meet the near future projected revenue requirements during the Study Period. The projected financial results are determined on a system-wide basis.

In preparing the Study, the Consultant relied upon historical and projected data for the development of operating revenues, operating expenses, capital requirements and analyses and direction provided by the City management and staff. Historical data were obtained from various monthly reports, the City's Comprehensive Annual Financial Reports, and actual customer billing records. Projected data were, in part, derived from the current forecast of sales, the Water and Wastewater Systems Operating Budget - Fiscal Year 2026 (the "Budget"), adjusted for known or anticipated changes, the capital budget for fiscal years ending September 30, 2026 through 2030, and detailed customer billing records.

The projected costs and revenues used in this study are for the fiscal years ending September 30, 2026 through 2030, and have been developed using the City's 2026 Budget as a base. Such costs and revenues, as initially reflected in the Budget, were adjusted for known or anticipated changes.

In March 2006, the City approved an ordinance change that provides for the water and wastewater rates to be adjusted annually on October 1, beginning in 2011, by the positive change in the Consumer Price Index. The City's current water and wastewater rates reflect the most recent CPI adjustment of 2.4 percent that became effective on October 1, 2025.

**Leidos Engineering, LLC**

12901 Science Drive | Orlando, FL 32826 | tel: 407.648.3538 | [leidos.com/engineering](http://leidos.com/engineering)

## SUMMARY OF FINDINGS

The major factors that are driving a need for water and wastewater rate increases in the next five years include:

1. The need for major capital expenditures in accordance with the 2026-2030 Capital Improvement Program and Master Plan, and
2. Increasing operation and maintenance expenses.

The City's Capital Improvement Program for the Water and Wastewater Systems for the fiscal years 2026 through 2030 includes amounts projected to be funded from the Renewal, Replacement and Improvement (RR&I) Funds, which are funded directly from rate revenues. It is also projected that the City will fund a portion of the Capital Improvement Program from the issuance of Consolidated Utility System Revenue Bonds, with the debt service on those bonds funded from rate revenues. The Capital Improvement Plan includes the improvements associated with the Master Plan approved by the City.

The City's operation and maintenance costs, including costs of salaries and benefits, have increased at a level at or above increases in the Consumer Price Index in recent years and are projected to increase similarly during the Study Period.

The City has experienced slow growth in water sales and water usage per customer in recent years. Residential and commercial water sales are projected to experience a growth rate of 1 percent and 2 percent, respectively, during the Study Period.

The various adjustments, assumptions and considerations regarding the projected number of customers, sales, the rate structures, and the projected revenues and expenditures are discussed and detailed in the Study.

The 2026 Test Year and projected Study Period revenue requirements have been developed, in general, using as a base the adopted fiscal year ending September 30, 2026 Budget. Predicated on the assumptions and considerations discussed in the Study, the 2026 Test Year and Study Period surplus and deficiency amounts are summarized in Table No. 3-1 and Table No. 3-6 of the Study.

To meet these projected deficiencies in the Study Period, it is proposed that rates for water service be increased, in addition to the CPI adjustments, by an overall 2.0 percent, effective April 1, 2027. For the Wastewater System, it is proposed that wastewater rates be increased, in addition to the CPI adjustments, by an overall 3.8 percent, effective April 1, 2027. Following those increases, it is proposed that water and wastewater rates be increased each October 1 by the CPI adjustment plus 1 percent for the fiscal years 2028, 2029, and 2030.

Further deficiencies are projected in fiscal years 2029 and 2030 related to the reduction in Outside City Surcharge revenues resulting from recent State legislation, unless offset by reductions in transfers to the City's General Fund.

Also proposed are increases in Inspection Fees, Fire Hydrant Flow Test Rates, Sewer Tap Location Fees, Septage Charges, and Industrial Pretreatment Fees, as shown in the Study.

## CONCLUSIONS

Based upon the results of our studies and analyses as summarized in the Study, which should be read in its entirety in conjunction with the following, and upon the numerous assumptions and considerations relied upon in making such analyses and incorporated by reference herein, and the data and information provided by the City's management and staff and others, the Consultant is of the opinion that:

1. The existing rates including CPI adjustments produce revenues that under recover the projected revenue requirements in the fiscal years ending September 30, 2027 through 2030;
2. The City should consider for adoption and implementation the proposed revisions to the rates and charges presented in the Study; and
3. The proposed rates, if adopted, are projected to be adequate for the fiscal years ending September 30, 2027 and 2028 to meet the minimum rate covenant requirements and provide the indicated projected water and wastewater revenues.
4. The proposed rates, if adopted, are projected to produce revenues that are less than the revenue requirements for the fiscal years ending September 30, 2029 and 2030 as a result of the projected reduction in Outside City Surcharge revenues related to recent State legislation.

The Consultant is prepared to present the analyses to the City and to assist the City with public meetings, and with presentations in connection with this Rate Study. The Consultant wants to express its appreciation for the spirited cooperation and valuable assistance provided by each member of the City management and staff.

Respectfully submitted,

**LEIDOS ENGINEERING, LLC**





**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject**                    **16.2 First and only Public Hearing on Ordinance No. 26-O-11, the Voluntary Annexation Petition for Parcel IDs: 3121206010000, 3121206110000, 3121206070000 located at the intersection of Capital Circle SE and Tram Road -- Robert Wigen, Resource Management**

|                    |                                                                                                   |
|--------------------|---------------------------------------------------------------------------------------------------|
| Category           | Public Hearing                                                                                    |
| Fiscal Impact      | Yes                                                                                               |
| Dollar Amount      | \$7,153.00                                                                                        |
| Budgeted           | No                                                                                                |
| Recommended Action | Option 1: Hold the public hearing and accept staff recommendation to adopt Ordinance No. 26-O-11. |

For more information, please contact: Robert Wigen, (850) 891-8035

***Statement of Issue***

Rinkesh Patel, as the owner of Parcel IDs: 3121206010000, 3121206110000, 3121206070000, has submitted a petition for annexation into the City of Tallahassee. The petition is signed by Rinkesh Patel as the owner of the private parcels in question. A map of the proposed annexation is included as Attachment 1.

The proposed ordinance (Attachment 2) is before the City Commission today for its first and only public hearing and adoption.

***Recommended Action***

Option 1: Hold the public hearing and accept staff recommendation to adopt Ordinance No. 26-

### ***Fiscal Impact***

Without any additional build-out, this annexation is expected to generate approximately \$7,153 in additional ad valorem tax revenue for the City of Tallahassee annually. Leon County property tax collections are not affected by annexations. Resource Management has reviewed this agenda item and concurs that it meets budgetary guidelines.

## **Supplemental Material/Issue Analysis**

### ***History/Facts & Issues***

The City of Tallahassee's voluntary annexation process is governed by Section 171.044, Florida Statutes. To initiate the process, the petitioner submits a request to the City. After verifying the parcel is contiguous to existing city boundaries, city departments are surveyed for comments and concerns on the potential annexation. Some of the information sought from departments includes the legal sufficiency of the annexation and the availability of services such as electric, water, sewer, gas, police, fire, and transit.

Water and Sewer are available along Capital Circle SE. Stormwater and traffic will be addressed as developments are proposed to ensure compliance with all applicable requirements.

The property lies within identified closed basins, and any development on the property would be subject to the closed basin requirements of the Tallahassee Land Development Code.

A Transportation and Stormwater Concurrency review is required prior to issuance of a development order, and mitigation is provided for any identified impacts.

The City Attorney's office has determined the referenced parcel meets the geographic requirements for annexation. The proposed ordinance is before the City Commission for its first and only public hearing and adoption.

Notice of this annexation was sent to County Administrator Vincent Long, County Attorney Chasity H. O'Steen, and the Leon County Development Support & Environmental Management Director Scott Brockmeier on June 16, 2026. In accordance with the Interlocal Agreement, this notice was sent at least twenty calendar days before the first reading for this voluntary annexation, and at least five calendar days before the County Commission's next regularly scheduled meeting, which was on July 14, 2026.

The Leon County Commission voted to object to this application at its July 14, 2026, meeting. The City and County entered into mediation as governed by the Interlocal Agreement on August 10, 2026. The County continues to object to the proposed voluntary annexation. As provided in the Interlocal Agreement, the ordinance is before the City Commission today for its first and only public hearing and adoption pursuant to Florida Statutes 171.044.

***Department(s) Review***

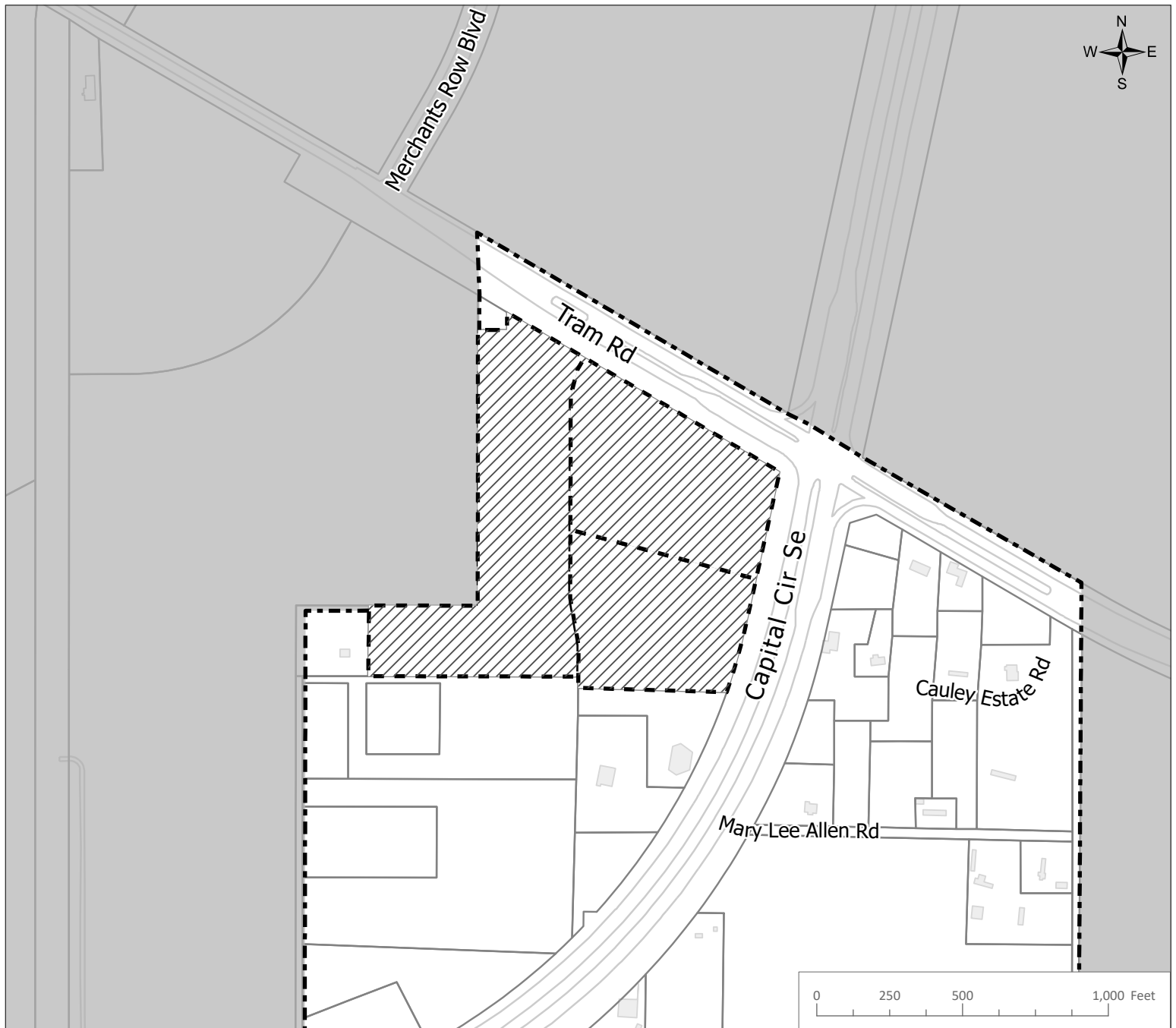
City Attorney's Office, Resource Management

***Options***

1. Hold the public hearing and accept staff recommendation to adopt Ordinance No. 26-O-11.
2. Do not hold the public hearing for Ordinance No. 26-O-11 and provide directions to staff.

***Attachments/References:***

1. Attachment 1 - Capital Circle and Tram Proposed Annexation Map
2. Attachment 2 - Proposed Annexation Ordinance 26-O-11



**Ordinance No. 26-O-11  
CAPITAL CIRCLE AND TRAM ROAD  
PROPOSED ANNEXATION**

**Parcel IDs:**

**31-21-20-601-0000**

**31-21-20-607-0000**

**31-21-20-611-0000**

**LEGEND**

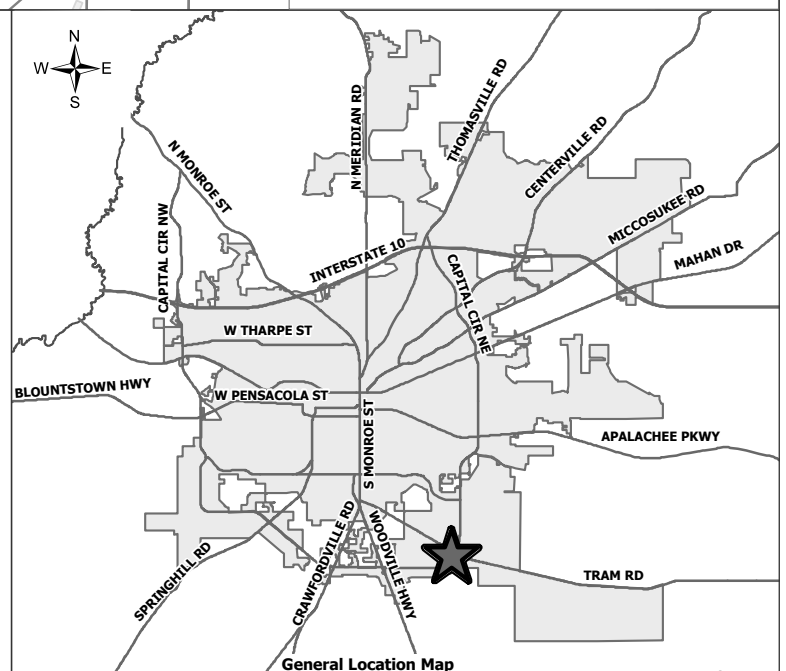


**CURRENT CITY LIMITS**



**PROPOSED CITY LIMITS**

TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT



Ordinance No. 26-O-11

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA, AMENDING SECTION SIX OF THE CHARTER OF THE CITY OF TALLAHASSEE, TO ANNEX WITHIN THE CORPORATE AREA OF THE CITY OF TALLAHASSEE, FLORIDA, UPON ADOPTION OF SAID ORDINANCE, PROPERTY BEING SITUATED IN LEON COUNTY, FLORIDA, IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, there has been filed with the City of Tallahassee, Florida, a petition containing the names and signatures of all of the property owners in the area described hereinafter requesting annexation into the corporate area of the City of Tallahassee, Florida; and,

WHEREAS, it has been determined that the property described hereinafter is reasonably compact and contiguous to the corporate area of the City of Tallahassee, Florida, and it has further been determined that the annexation of said property will not result in the creation of any pocket or enclave; and,

FURTHER WHEREAS, the City of Tallahassee, Florida, is in a position to provide municipal services to the property described herein, and that the City Commission of the City of Tallahassee, Florida, deems it in the best interest of the City to accept said petition and to annex said property.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE, FLORIDA:

Section 1. That the property described below, situated in Leon County, Florida, be and the same is hereby annexed to and made a part of the City of Tallahassee, Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes, to wit:

Parcel ID: 3121206010000

BEGIN at a found 5/8" iron rebar w/ plastic cap (LB #5509), marking the northeast corner of Leon County Parcel No. 31-21-20-643-000-0 as recorded in Official Records Book 4003, Page 1344, thence South 89 degrees 58 minutes 59 seconds West along the north line of said parcel a distance of 622.51 feet to a found 5/8" iron rebar w/ plastic cap (LB #7834), thence North 00 degrees 31 minutes 15 seconds East a distance of 208.38 feet to a found 5/8" iron rebar w/ plastic cap (LB #7834), thence North 89 degrees 59 minutes 59 seconds East a distance of 322. 15 feet to a found 6"x6" concrete monument (S.J.P.C.), thence North 00 degrees 07 minutes 31 seconds West a distance of 812.73 feet to a found 5/8" iron rebar w / plastic cap (LB #5509), thence North 89 degrees 54 minutes 25 seconds East a distance of 86.58 feet to a found 5/8" iron rebar w/ plastic cap (Illegible I.D.). thence North 00 degrees 00 minutes 43 seconds West a distance of 51.46 feet to a found 5/8" iron rebar w/ plastic cap (LB #7834) lying on the southerly right of way of Tram Road, thence South 59 degrees 56 minutes 16 seconds East along said right of way a distance of

265.31 feet, thence leaving said right of way run South 30 degrees 39 minutes 32 seconds West a distance of 39.74 feet, thence South 14 degrees 40 minutes 08 seconds West a distance of 79.72 feet, thence South 00 degrees 01 minutes 24 seconds West a distance of 596.44 feet, thence South 10 degrees 00 minutes 55 seconds East a distance of 141.44 feet, thence South 00 degrees 05 minutes 35 seconds East a distance of 92.58 feet to the POINT OF BEGINNING. Containing 8.11 acres, more or less.

Parcel ID: 3121206110000

COMMENCE at a found 5/8" iron rebar w/ plastic cap (LB #5509), marking the northeast corner of Leon County Parcel No. 31-21-20-643-000-0 as recorded in Official Records Book 4003, Page 1344, thence South 01 degrees 17 minutes 13 seconds West along the east line of said parcel 33.23 feet to a found 4"x4" concrete monument (LS #1254), thence South 88 degrees 27 minutes 49 seconds East a distance of 440.27 feet to a found 5/8" iron rebar w/ aluminum cap (F.D.O.T.) lying on the westerly right of way boundary of Southeast Capitol Circle (U.S. Highway no. 319, S.R. No. 263/261), said point marking a point of non-tangent curve concave westerly, thence along said right of way, and along said curve having a radius of 1910.00 feet, through a central angle of 06 degrees 41 minutes 09 seconds for an arc distance of 222.88 feet (the chord of said arc bears North 15 degrees 40 minutes 08 seconds East, 222.75 feet) to a found 5/8" iron rebar w/ aluminum cap (F.D.O.T.), thence North 12 degrees 19 minutes 17 seconds East a distance of 122.27 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue along said westerly right of way North 12 degrees 19 minutes 17 seconds East a distance of 323.30 feet to a found 1/2" iron rebar w/ plastic cap (F.D.O.T.) marking a point of intersection with said westerly right of way boundary of Southeast Capital Circle (U.S. Highway no. 319, S.R. No. 263/261), and the southerly right of way of Tram Road, thence continue along said southerly right of way the following two courses, North 59 degrees 58 minutes 00 seconds West a distance of 128.33 feet to a found 1/2" iron rebar w/ plastic cap (F.D.O.T.), thence North 59 degrees 56 minutes 16 seconds West a distance of 540.23 feet, thence leaving said southerly right of way run South 30 degrees 39 minutes 32 seconds West a distance of 39.74 feet, thence South 14 degrees 40 minutes 08 seconds West a distance of 79.72 feet, thence South 00 degrees 01 minutes 24 seconds West a distance of 395.43 feet, thence South 75 degrees 20 minutes 16 seconds East a distance of 568.80 feet to the POINT OF BEGINNING. Containing 5.82 acres, more or less.

Parcel ID: 3121206070000

BEGIN at a found 5/8" iron rebar w/ plastic cap (LB #5509), marking the northeast corner of Leon County Parcel No. 31-21-20-643-000-0 as recorded in Official Records Book 4003, Page 1344, thence South 01 degrees 17 minutes 13 seconds West along the east line of said parcel 33.23 feet to a found 4"x4" concrete monument (LS #1254), thence South 88 degrees 27 minutes 49 seconds East a distance of 440.27 feet to a found 5/8" iron rebar w/ aluminum cap (F.D.O.T.) lying on the westerly right of way boundary of Southeast Capital Circle (U.S. Highway no. 319, S.R. No. 263/261), said point marking a point of non-tangent curve concave westerly, thence along said right of way, and along said curve having a radius of 1910.00 feet, through a central angle of 06 degrees 41 minutes 09 seconds for an arc distance of 222.88 feet (the chord of said arc bears North

15 degrees 40 minutes 08 seconds East, 222.75 feet) to a found 5/8" iron rebar w/ aluminum cap (F.D.O.T.), thence North 12 degrees 19 minutes 17 seconds East a distance of 122.27 feet, thence leaving said right of way, run North 75 degrees 20 minutes 16 seconds West a distance of 568.80 feet, thence South 00 degrees 01 minutes 24 seconds West a distance of 201.01 feet, thence South 10 degrees 00 minutes 55 seconds East a distance of 141 .44 feet, thence South 00 degrees 05 minutes 35 seconds East a distance of 92.58 feet to the POINT OF BEGINNING. Containing 4.65 acres, more or less.

Section 2. That upon ordinance becoming effective, the property owners and any resident on the property described herein shall be entitled to all the rights and privileges and immunities as are from time to time granted to residents and property owners of the City of Tallahassee, Florida, as further provided in Chapter 171, Florida Statutes, and shall further be subject to the responsibilities of residence or ownership as may from time to time be determined by the governing authority of the City of Tallahassee, Florida, and the provisions of said Chapter 171, Florida Statutes.

Section 3. If any section or portion of a section of this ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to impair the validity, force, or effect of any other section or part of this ordinance.

Section 4. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby revoked.

Section 5. That this ordinance shall become effective immediately upon its passage and adoption.

INTRODUCED in the City Commission on the \_\_\_\_ day of \_\_\_\_, 2026.

PASSED by the City Commission on the \_\_\_\_ day of \_\_\_\_, 2026.

CITY OF TALLAHASSEE

By: \_\_\_\_\_  
John E. Dailey  
Mayor

ATTEST:

APPROVED AS TO FORM:

By: \_\_\_\_\_  
James O. Cooke, IV  
City Treasurer-Clerk

By: \_\_\_\_\_  
Amy M. Toman  
City Attorney



**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                    16.3 Second and Final Public Hearing on  
Development Agreement with D.R. Horton for  
Portions of Property Within Southwood -- John  
Reddick, Growth Management**

|                    |                                                                                                            |
|--------------------|------------------------------------------------------------------------------------------------------------|
| Category           | Public Hearing                                                                                             |
| Fiscal Impact      | No                                                                                                         |
| Recommended Action | Option 1: Hold the second and final public hearing on the development agreement and approve the agreement. |

For more information, please contact: John Reddick, Growth Management, (850) 891-7001

***Statement of Issue***

This item requests that the City Commission hold the second and final public hearing for a Development Agreement between the City and D.R. Horton, Inc. concerning the development of portions of property identified in the Southwood Development of Regional Impact (DRI) as pods LSF-11, MDR-19, and MDR-20, for single-family and multi-family development. The properties are located at the northwest corner of Biltmore Avenue and Schoolhouse Road (LSF-11), and in an area south of Tram Road and north of Capital Circle SE (MDR-19 and MDR-20). Under the proposed agreement, D.R. Horton would assume St. Joe's obligation to design, permit, and construct Merchants Row Boulevard from Tram Road to Artemis Way and Artemis Way from Capital Circle SE to Tram Road, consistent with the current schedule set forth in the Southwood Development of Regional Impact.

By statute, two public hearings are required for a development agreement (163.3225, Fla. Stat.). The City Commission conducted the first public hearing on August 26, 2026, and the Commission scheduled the second and final public hearing for September 9, 2026.

***Recommended Action***



Option 1: Hold the second and final public hearing on the development agreement and approve the agreement.

### ***Fiscal Impact***

The agreement addresses road construction obligations which will be satisfied by D.R. Horton rather than the St. Joe Company; these roadways will become public streets upon completion and acceptance by the City or an alternative public entity.

## **Supplemental Material/Issue Analysis**

### ***History/Facts & Issues***

A development agreement is authorized by Florida state law and allows the City and a developer to set out a framework for certain processes and procedures concerning the development. The project will remain subject to further development review and approvals as set out in the existing Land Development Code and the Southwood Development of Regional Impact Development Order.

The applicant, D.R. Horton, Inc. is under contract to purchase portions of Southwood from St. Joe known as development pods LSF-11, MDR-19, and MDR-20 (Attachment 1). These development pods are authorized by the Southwood Development of Regional Impact Development Order and the Southwood Planned Unit Development for single-family and multi-family development. The agreement does not authorize any changes to the approved land uses or development requirements associated with the Southwood Development of Regional Impact or the Southwood Planned Unit Development.

The proposed agreement addresses the roadway obligations for Merchants Row Boulevard from Tram Road to Artemis Way and Artemis Way from Capital Circle SE to Tram Road (see map in Attachment 2). Under the agreement (Attachment 3), D.R. Horton would assume St. Joe's obligation to design, permit, and construct these two road segments under the schedule currently in the Southwood Development of Regional Impact Development Order, which requires St. Joe to begin construction of Merchants Row Boulevard from Tram Road to Artemis Way on or before June 30, 2027, and complete construction by June 30, 2028, and also requires St. Joe to begin construction of Artemis Way from Capital Circle SE to Tram Road on or before December 31, 2027, and complete construction by December 31, 2028. Under the agreement, D.R. Horton would be allowed to continue development of its property regardless of the construction and completion status of other roads required by the Southwood Development of Regional Impact Development Order.

Subsequent to the first public hearing, the proposed agreement was amended to revise the term and duration of the agreement from being fifteen (15) years from the effective date of the agreement, to being fifteen (15) years from the effective date of the agreement or the buildout date of the Southwood DRI DO and any extensions thereto, whichever occurs earlier.

By statute, two public hearings are required for a development agreement (163.3225, Fla.

Stat.). The first public hearing was held on August 26, 2026, and the Commission scheduled the second and final public hearing for September 9, 2026.

***Department(s) Review***

Growth Management; City Attorney's Office

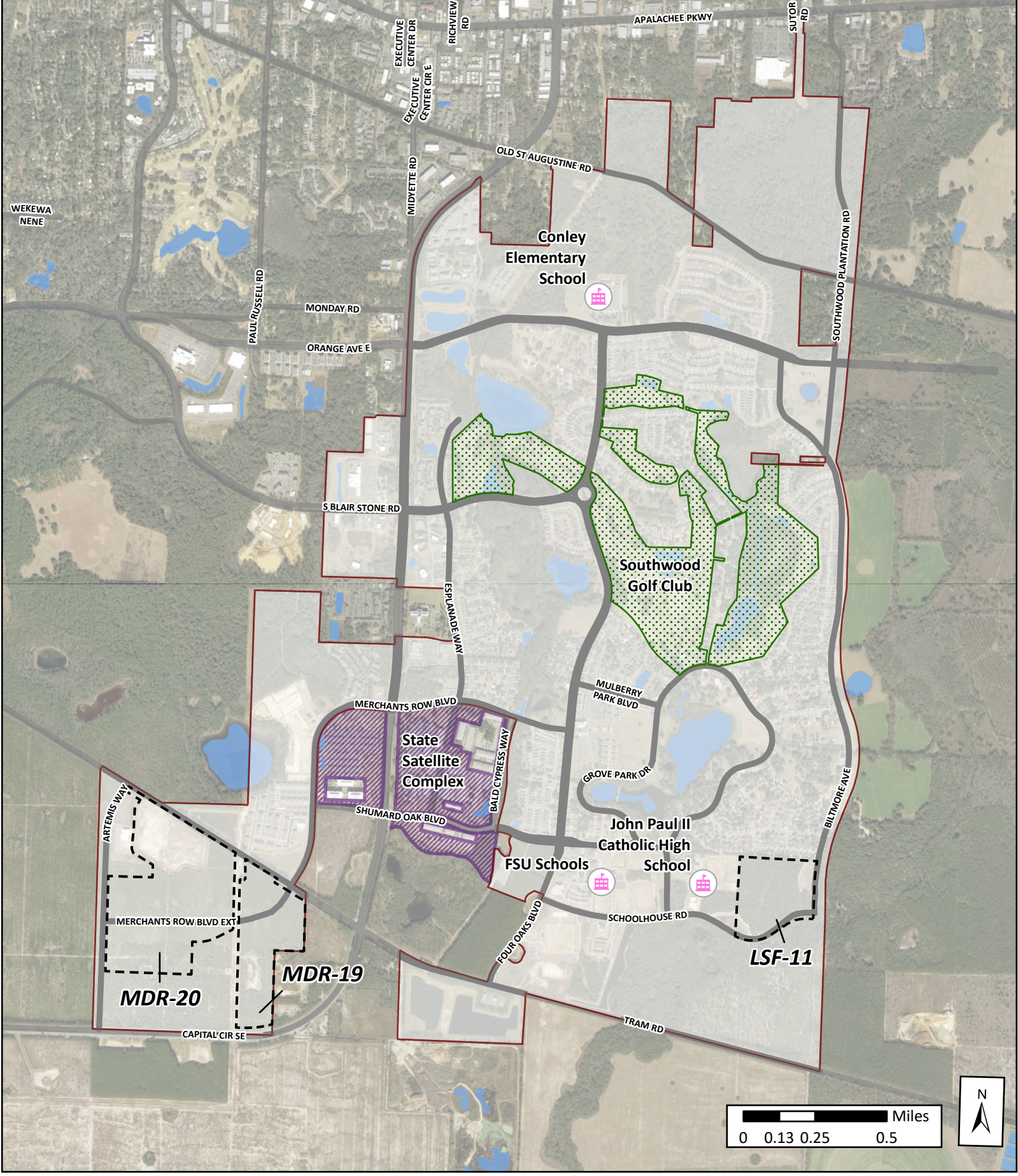
***Options***

1. Hold the second and final public hearing on the development agreement and approve the agreement.
2. Hold the public hearing and provide direction to staff.

***Attachments/References:***

1. Attachment 1 - Map of Affected Development Pods (Subject Property)
2. Attachment 2 - Map of Developer's Assumed Road Improvements
3. Attachment 3 - Proposed Development Agreement





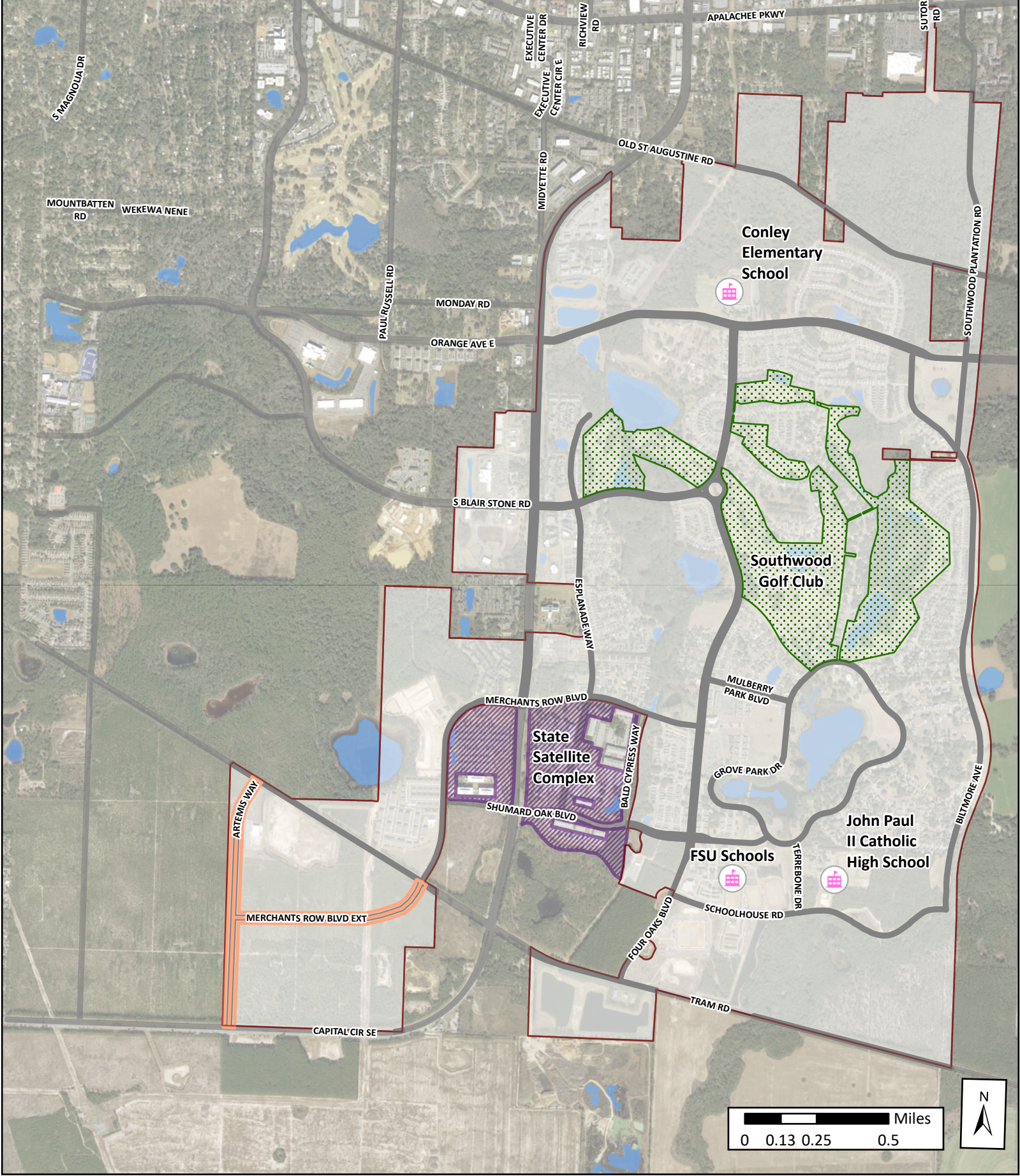
Southwood DRI Boundary

Subject Property

Exhibit A

Subject Property





Developer's Assumed Road Improvements

Southwood DRI Boundary

Exhibit B

Developer's Assumed Road Improvements



**EXHIBIT B**  
**Developer's Assumed Road Improvements**

**1.) Merchants Row Boulevard – Tram Road to Artemis Way**

*The Developer shall design and construct Merchants Row Boulevard from Tram Road to Artemis Way as a two-lane divided roadway with curb and gutter, a 10-foot wide multi-use trail on one side, and 5-foot wide sidewalk on the other. The design will include a 6-foot planting strip at back of curb on both sides of the roadway.*

*Stormwater management, treatment, and conveyance to serve the roadway, as well as signage, pavement markings, lighting, pedestrian crossings, and other appurtenant improvements, will be provided consistent with all City of Tallahassee standards and regulatory requirements in effect at the time of permitting.*

*Associated utility improvements shall generally include construction and extension of a 12-inch potable water transmission/distribution main within the Merchants Row Boulevard corridor extending from Tram Road to Artemis Way. No sanitary sewer, reclaimed water, natural gas, or other utility extensions are contemplated unless otherwise required through the City's development review and permitting process.*

*The final alignment, cross-sections, dimensions, utility locations, and design details shall be determined during the engineering design and permitting process and may be adjusted as necessary to accommodate regulatory requirements, environmental constraints, traffic engineering considerations, utility coordination, and site-specific conditions while maintaining the overall intent of the improvement.*

**2.) Artemis Way – Capital Circle SE to Tram Road**

*The Developer shall design and construct Artemis Way from Capital Circle SE to Tram Road as a two-lane divided roadway with curb and gutter, a 10-foot wide multi-use trail on one side, and 5-foot wide sidewalk on the other. The design will include a 6-foot planting strip at back of curb on both sides of the roadway. Artemis Way will include a landscaped median and right-of-way reservation of a sufficient width to allow for future construction of one additional travel lane in each direction without requiring reconstruction of the roadway sections.*

*Stormwater management, treatment, and conveyance to serve the roadway, as well as signage, pavement markings, lighting, pedestrian crossings, and other appurtenant improvements, will be provided consistent with all City of Tallahassee standards and regulatory requirements in effect at the time of permitting.*

*Associated utility improvements shall generally include construction and extension of a 12-inch potable water transmission/distribution main within the Artemis Way corridor extending from Capital Circle SE to Tram Road. No sanitary sewer, reclaimed water, natural gas, or other utility extensions are contemplated unless otherwise required through the City's development review and permitting process.*

*The final alignment, cross-sections, dimensions, utility locations, and design details shall be determined during the engineering design and permitting process and may be adjusted as necessary to accommodate regulatory requirements, environmental constraints, traffic engineering considerations, utility coordination, and site-specific conditions while maintaining the overall intent of the improvement.*

This Instrument Prepared By:  
Erin J. Tilton, Esq.  
Stearns Weaver Miller Weissler  
Alhadeff & Sitterson, P.A.  
106 East College Avenue, Suite 700  
Tallahassee, Florida 32301

## **DEVELOPMENT AGREEMENT**

This **Development Agreement** (“**Agreement**”) is made this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between D.R. Horton, Inc., a Delaware corporation (“**Developer**”), and the **City of Tallahassee**, a Florida municipal corporation (“**City**”) (collectively, the “**Parties**”).

### **WITNESSETH**

**WHEREAS**, the Developer is the contract purchaser of certain properties presently owned by The St. Joe Company (“**St. Joe**”) and located within the Southwood Development of Regional Impact in the City of Tallahassee, Florida, which are specifically described in the attached Composite Exhibit “A” (the “**Property**”); and

**WHEREAS**, development of the Property is governed by the *Tallahassee-Leon County 2050 Comprehensive Plan* (“**Comprehensive Plan**”) and the City of Tallahassee Land Development Code (“**LDC**”) existing as of the Effective Date of this Agreement; and

**WHEREAS**, development of the Property is also governed by the Integrated Development Order for the Southwood Development of Regional Impact (“**Southwood DRI DO**”), as may be amended from time to time; and

**WHEREAS**, development of the Property is also governed by the Southwood Planned Unit Development (“**Southwood PUD**”), as may be amended from time to time; and

**WHEREAS**, the Property includes ± 44 acres designated LSF-11 in the Southwood DRI DO and Southwood PUD, as described in Exhibit “A-1” hereto (“**LSF-11**”); and

**WHEREAS**, the Southwood DRI DO and Southwood PUD allow LSF-11 to be developed with single-family detached dwellings ranging from a minimum gross density of 1 unit per 5 acres up to a maximum of 3 units per acre, with an average attained density of 1 unit per gross acre; and

**WHEREAS**, the Property includes  $\pm$  57 acres designated MDR-19 in the Southwood DRI DO and Southwood PUD, as described in Exhibit “A-2” hereto (“**MDR-19**”); and

**WHEREAS**, the Southwood DRI DO and Southwood PUD allow MDR-19 to be developed with single-family and multi-family dwellings ranging from a minimum gross density of 4 units per acre up to a maximum of 20 units per acre, with an average attained gross density of 10 units per acre; and

**WHEREAS**, the Property includes  $\pm$  111 acres designated MDR-20 in the Southwood DRI DO and Southwood PUD, as described in Exhibit “A-3” hereto (“**MDR-20**”); and

**WHEREAS**, the Southwood DRI DO and Southwood PUD allow MDR-20 to be developed with single-family and multi-family dwellings ranging from a minimum gross density of 4 units per acre up to a maximum of 20 units per acre, with an average attained gross density of 10 units per acre; and

**WHEREAS**, the Developer is in the process of obtaining comprehensive authorizations and permits from the City and other agencies to approve and authorize development of single-family residential on LSF-11, MDR-19, and MDR-20, as well as multi-family residential on MDR-19 (collectively, “**Development Authorizations**”); and

**WHEREAS**, the Southwood DRI DO requires St. Joe to complete certain internal road improvements within timeframes specified in Exhibit G thereto; and

**WHEREAS**, the Developer agrees to assume portions of St. Joe’s obligation to complete the internal road improvements identified in Exhibit G to the Southwood DRI DO; and

**WHEREAS**, the Developer's partial assumption of St. Joe's obligation to complete these internal road improvements will significantly benefit the public health, safety, and welfare; and

**WHEREAS**, the Parties recognize the benefits of public-private cooperation and are desirous of finalizing an agreement which secures a plan for the permitting and development of the Property, including the design, permitting, and construction of the identified internal road improvements, as provided for below.

**NOW, THEREFORE**, in consideration of the mutual terms, covenants and conditions contained herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

1. **Recitals.** The recitals set forth above are true and correct and are incorporated herein by reference.

2. **Purpose.** The purpose of this Agreement is to set forth the rights and obligations of the Parties regarding the future development of the Property.

3. **Authority for Development Agreement.** This Agreement is being entered into pursuant to authority provided in Sections 163.3220-163.3243, *Florida Statutes*, otherwise known as the *Florida Local Government Development Agreement Act* (the "**Act**"), and LDC Section 2-2. As provided by the Act, development of the Property shall not be subject to any City laws and policies governing development of the Property, including but not limited to LDC regulations, codes, policies and/or impact fees, adopted after the Effective Date of this Agreement, except as provided for by Section 163.3233(2), *Florida Statutes*, or as otherwise agreed to by the Parties. Notwithstanding the foregoing, the Developer does not waive any vested rights that may exist under section 380.06, *Florida Statutes*, by entering into this Agreement.



4. **Term and Duration.** The term and duration of this Agreement shall be the for a period of fifteen (15) years from the Effective Date of this Agreement or the buildout date of the Southwood DRI DO and any extensions thereto, whichever occurs earlier. The term of this Agreement may be extended by mutual consent of the Parties, or their respective successors and/or assigns, subject to public hearings being held in accordance with the Act.

5. **Approved Land Uses.** The Property may be developed with those land uses, densities, and intensities approved by the City, as reflected in the Development Authorizations, and as may be amended from time to time. It is anticipated that LSF-11 and MDR-20 will be developed with single-family residential, and that MDR-19 will be developed with both single-family and multi-family residential. Allowable density and intensity for the Property is set forth in the Southwood DRI DO and Southwood PUD.

6. **Completion of Internal Road Improvements.** Exhibit G to the Southwood DRI DO includes a schedule of internal road improvements to be designed, permitted, and constructed by St. Joe as master developer. Specifically, Exhibit G requires St. Joe to begin construction of Merchants Row Boulevard from Tram Road to Artemis Way on or before June 30, 2027, and complete construction by June 30, 2028. Exhibit G also requires St. Joe to begin construction of Artemis Way from Capital Circle SE to Tram Road on or before December 31, 2027, and complete construction by December 31, 2028. As part of its development of the Property, the Developer agrees to assume St. Joe's obligation to design, permit, and construct Merchants Row Boulevard from Tram Road to Artemis Way and Artemis Way from Capital Circle SE to Tram Road, both as shown in the attached Composite Exhibit "B" (the "**Developer's Assumed Road Improvements**"). The Developer will design, permit, and construct the Developer's Assumed Road Improvements in full compliance with the schedule set forth in Exhibit G. Upon completion,

the Developer's Assumed Road Improvements will be dedicated to the City or an alternative public entity for ownership and maintenance, consistent with the terms of the Southwood DRI DO and Southwood PUD.

7. **Developer's Right to Proceed.** The Southwood DRI DO identifies the City's Director of Growth Management as the local official responsible for monitoring compliance and authorizes the City, upon notice and a public hearing, to stay the effectiveness of the Southwood DRI DO as to the tract or portion of a tract in which a violation of any of the conditions of the Southwood DRI DO has occurred. In recognition of the Developer's assumption of St. Joe's obligations to design, permit, and construct the Developer's Assumed Road Improvements, and in recognition of the Developer's significant financial investment in undertaking the Developer's Assumed Road Improvements for the benefit of the public health, safety, and welfare, the City agrees that development of the Property may proceed consistent with the Development Authorizations irrespective of any failure by St. Joe or others to complete the remaining internal road improvements in compliance with Exhibit G to the Southwood DRI DO

8. **Consistency with Comprehensive Plan.** This Agreement is consistent with the Comprehensive Plan and the LDC.

9. **Other Permits.** Failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Developer of the necessity of complying with the applicable law governing said permitting requirements, conditions, terms or restrictions.

10. **Binding Effect.** The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to the benefit of, all successors in interest to and assigns of the Parties to this Agreement.

11. **Applicable Law, Jurisdiction, Venue.** This Agreement, and the rights and obligations of the Parties hereunder, shall be governed by, construed under and enforced in accordance with the laws of the State of Florida. Additionally, in the event of any breach or default under this Agreement by a party, the non-defaulting or non-breaching party shall have the right to exercise any and all remedies at law or in equity, including specific performance, or which are otherwise provided in this Agreement against the defaulting or breaching party. No remedy available to any party shall exclude any other remedy available to such party under this Agreement or at law or in equity. All remedies shall be cumulative of all other remedies. Venue for any litigation pertaining to this Agreement shall be exclusively in Leon County, Florida.

12. **Severability.** If any provision of this Agreement, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable by any court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent provided by law.

13. **Attorney's Fees.** In the event that it becomes necessary for any party to this Agreement to enforce its rights under the terms of this Agreement, then in that event, the prevailing party in such proceeding shall be entitled to recover reasonable attorney's fees and court costs, including all trial and appellate litigation.

14. **Captions or Paragraph Headings and Exhibits.** Captions and paragraph headings contained in this Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision thereof. All exhibits are made a part of this Agreement by incorporation as though they were restated herein.

15. **Joint Preparation.** Preparation of this Agreement has been a joint effort of the Parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against a party to this Agreement.

16. **Recording.** Within fourteen (14) days of approval of this Agreement, the City shall record the Agreement in the public records of Leon County. The Agreement shall become effective upon recording.

17. **Termination.** If, for any reason, the Developer does not close on its purchase of the Property or any portion thereof from St. Joe, the Developer may elect to terminate this Agreement. If the Developer elects to terminate, the Developer will provide the City with written notice and the Agreement will become null and void upon receipt of the notice.

18. **Amendment.** This Agreement may be amended if in writing by mutual consent of the Parties, and consistent with the procedural requirements of the FLGDA Act.

19. **Approvals and Duration of Permits.** Developer acknowledges that, except for those specifically addressed herein, this Agreement does not extend the duration of any other permits or approvals, nor does it obligate the City to approve development that is not consistent with the Comprehensive Plan and the LDC. This Agreement shall not limit or impede the City in the exercise of its governmental authority for purposes of review and final action on the Development Authorizations as defined herein.

20. **Further Assurances.** The Parties hereto agree to do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered all other further acts and assurances as shall be reasonably requested by the other party in order to carry out the intent of this Agreement and give effect thereto. Without in any manner limiting their specific rights and obligations set forth in this Agreement, the Parties hereby declare their intention to cooperate with

each other in effecting the terms of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

**21. Notices.** Any notice that is to be delivered hereunder shall be in writing and shall be deemed to be delivered (whether or not actually received) when (i) hand delivered to the official hereinafter designated; (ii) upon receipt of such notice when deposited in the United States mail, postage prepaid, certified mail, return receipt requested; or (iii) upon receipt of such notice when deposited with Federal Express or other nationally recognized overnight or next day courier, addressed to the Parties as follows (facsimile transmittal is not acceptable as a form of notice in this Agreement):

As to the City: City Attorney's Office  
300 South Adams Street  
Tallahassee, FL 32301

As to Developer: Ty Goddard  
D.R. Horton, Inc.  
3692 Coolidge Court  
Tallahassee, FL 32311

With copies to: Sarah O. McLaughlin, Esq.  
Gulf Coast Region Counsel  
D.R. Horton, Inc.  
22000 Town Center Avenue, Suite 100  
Spanish Fort, AL 36527

D.R. Horton, Inc.  
1361 Horton Circle  
Arlington, TX 76011  
Attn: Mark Karnes, Esq.

and

Erin J. Tilton  
Stearns Weaver Miller  
Weissler Alhadeff & Sitterson, P.A.  
106 E. College Avenue, Suite 700  
Tallahassee, FL 32301

**22. Public Hearings.** The City Commission approved this Agreement on \_\_\_\_\_, 2026, after two public hearings before the City Commission, the first of which was on \_\_\_\_\_, 2026, and the second of which was on \_\_\_\_\_, 2026.

**23. Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same document. Approval of this Agreement shall expire unless, within thirty (30) days after approval, the Agreement is fully executed by all of the Parties.

IN WITNESS WHEREOF, the Parties hereto, through their duly authorized representative, have executed this Agreement as of the date set forth below.



**Wednesday, September 9, 2026  
City Commission Meeting**

**Subject                    16.4 First of Two Public Hearings on Third Amended and Restated Canopy Development Agreement; Second Public Hearing Scheduled for September 23, 2026 -- John Reddick, Growth Management**

|                    |                                                                                                                                               |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Category           | Public Hearing                                                                                                                                |
| Fiscal Impact      | No                                                                                                                                            |
| Recommended Action | Option 1: Hold the first public hearing on the development agreement and schedule the second and final public hearing for September 23, 2026. |

For more information, please contact: John Reddick, Growth Management, (850) 891-7176

***Statement of Issue***

A proposed amendment to the Canopy Development Agreement has been submitted for consideration by the City Commission. This item requests that the City Commission hold the first of two public hearings for a proposed amendment to the Canopy Development Agreement between the City and Ox Bottom Mortgage Holdings LLC concerning the Canopy development. The property is located along Welaunee Boulevard, east of Fleischmann Road and bounded on the north by Centerville Road and on the south by Miccosukee Road.

By statute, two public hearings are required for the adoption or amendment of a development agreement (163.3225, Fla. Stat.). The second public hearing is proposed to be scheduled for September 23, 2026.

***Recommended Action***

Option 1: Hold the first public hearing on the development agreement and schedule the second

and final public hearing for September 23, 2026.

### ***Fiscal Impact***

The agreement provides for future determination of concurrency adjustments associated with the developer's decision to not construct the extension of Dempsey Mayo Road to Miccosukee Road.

## **Supplemental Material/Issue Analysis**

### ***History/Facts & Issues***

A development agreement is authorized by Florida state law and allows the City and a developer to set out a framework for certain processes and procedures concerning the development. The Canopy Development Agreement is between the City of Tallahassee and Ox Bottom Mortgage Holdings, LLC (Developer) and was most recently amended in 2020. The Developer has submitted a requested amendment to the Development Agreement (Attachment 1) for consideration by the City Commission. This would be the Third Amended and Restated Canopy Development Agreement. The Canopy development will remain subject to further development review and approvals as set out in the existing Land Development Code and the Canopy Planned Unit Development (PUD).

The Transportation sections of the agreement are updated to reflect completion of Welaunee Boulevard sections and portions of the Dempsey Mayo extension. The agreement is revised to indicate that the Developer is not obligated to complete the Dempsey Mayo extension, and that the Developer may assign easement rights to the City if the City chooses to construct the road, or to negotiate a separate agreement for the construction of the road. The agreement revisions also provide that any changes to traffic concurrency impacts resulting from the Developer not building the road will be accounted for and agreed to by both parties.

Other changes to sections of the agreement, including Transit, Utilities, Dove Pond, and Municipal Facilities, were made that are largely updates to reflect items that have occurred since the last revision to the agreement.

By statute, two public hearings are required for a development agreement (163.3225, Fla. Stat.). The second public hearing is proposed to be scheduled for September 23, 2026.

### ***Department(s) Review***

Growth Management; City Attorney's Office

### ***Options***

1. Hold the first public hearing on the development agreement and schedule the second and final public hearing for September 23, 2026.
2. Do not hold first public hearing and provide direction to staff.



***Attachments/References:***

1. Attachment 1 - Proposed Amendment to the Canopy Development Agreement

This Instrument Prepared By:  
Erin J. Tilton, Esq.  
Stearns Weaver Miller Weissler  
Alhadeff & Sitterson, P.A.  
106 East College Avenue, Suite 700  
Tallahassee, Florida 32301

**THIRD AMENDED AND RESTATED CANOPY DEVELOPMENT AGREEMENT**

**This Third Amended and Restated Canopy Development Agreement** (“Third Amendment”) is made this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between **Ox Bottom Mortgage Holdings, LLC**, a Florida limited liability company, whose mailing address is 4708 Capital Circle NW, Tallahassee, Florida 32303 (“Developer”); and the **City of Tallahassee**, a Florida municipal corporation, whose mailing address is 300 South Adams Street, Tallahassee, Florida 32301 (“City”) (collectively, the “Parties”).

**WITNESSETH**

**WHEREAS**, Developer is the master developer of a mixed-use community (the “Canopy Project”) located on the 505.46 acres more specifically described in the attached Exhibit “A” (the “Property”); and

**WHEREAS**, the Property is located within the City limits and is part of the approximately 6,500-acre Welaunee Property, which in its entirety roughly forms the shape of a “Boot”; and

**WHEREAS**, the western portion of the Welaunee Property is the “Toe” (approximately 937 acres), the central northern portion is the “Arch” (approximately 4,660 acres), and the eastern portion is the “Heel” (approximately 903 acres); and

**WHEREAS**, the Property is located in the western portion of the Toe, and the City owns approximately 428 acres which compromises the eastern portion of the Toe (“City Property”); and

**WHEREAS**, development of the Property is governed by the *Welaunee Critical Area Plan* (“CAP”) in the *Tallahassee-Leon County 2050 Comprehensive Plan* (“Comprehensive Plan”), the Canopy Planned Unit Development originally approved by Ordinance No. 10-Z-04, and as further amended from time to time (“PUD”), and the *City of Tallahassee Land Development Code* (“LDC”) existing as of the Effective Date of this Third Amendment; and

**WHEREAS**, the PUD rezoned the Property consistent with the CAP authorizing the development of the Property with uses, densities, and intensities which are more specifically described in the PUD and the General Land Use Plan, which is incorporated into the PUD as Figure 5 thereto; and

**WHEREAS**, as further described below, the Property (or portions thereof) is also subject to the *Amended and Restated Urban Services Development Agreement* between Powerhouse, Inc. (“PH”), Christopher F. Davenport, Louise M. Davenport, and Ellen Mettler and the City dated February 2, 2006, as may be amended from time to time (“ARUSDA”); a *Contract of Sale and Purchase* between PH and the City dated February 2, 2006, from the City’s purchase of the City Property (“City Purchase Contract”); the *Easement Agreement* between the City and PH dated February 2, 2006 (“Easement Agreement”), which was amended and restated as further described below; Ordinance No. 17-O-08 (“CDD Ordinance”) creating the Canopy Community Development District (“Canopy CDD”); and the approved Canopy Stormwater Facilities Master Plan, as may be amended from time to time (“SFMP”); and

**WHEREAS**, the Property (or portions thereof) is also subject to the *Dove Pond Regional Stormwater Facility Linear Infrastructure Variance Agreement* between the Canopy CDD and Leon County (“County”) dated July 11, 2017 and a *Joint Project Agreement* between the Canopy CDD, the County, and the Leon County-City of Tallahassee Blueprint Intergovernmental Agency

(“Blueprint”) dated August 11, 2017 (collectively, “JPA Agreement”), providing for the construction of the Dove Pond Regional Stormwater Facility (“Dove Pond RSF”); and

**WHEREAS**, the JPA Agreement states that the construction of the Dove Pond RSF as provided for by the CAP and *Evaluations of Flood Reduction Alternative and Recommendations for Flood Reduction Tri-Basin Stormwater Management Study* dated April 1999, is a critical component for resolving the historic flooding problems downstream of Dove Pond; and

**WHEREAS**, the JPA Agreement also states the public benefits that will be provided to the City and the County resulting from the construction of the Dove Pond RSF as part of the Canopy Project to accommodate the stormwater from upstream, the post-development Canopy Project, and the pre-development within the remainder of the Toe, which includes those portions of the City Property within the Dove Pond Basin, as further detailed herein; and

**WHEREAS**, on February 29, 2016, Blueprint allocated funding from the 2020 sales tax extension program to fund a portion of the Dove Pond RSF; and

**WHEREAS**, further public benefit will be derived from the Developer’s dedication of right-of-way for Welaunee Boulevard and construction of Welaunee Boulevard Segment 1, a significant regional roadway, through the Property as provided herein, and construction of other on-site roads that will improve traffic circulation and enhance protected canopy roads; and

**WHEREAS**, the City recognizes the unique opportunity to participate in planning the development of the Property in a manner consistent with the Comprehensive Plan to facilitate a well-planned infill development within the Urban Service Area that will avoid urban sprawl, particularly in implementing the CAP’s planning principles which provide for a mix of uses that will enable employment opportunities, natural resource protection in an urbanized setting,

diversity of housing choices, and walkable neighborhoods emphasizing pedestrian mobility and transportation alternatives; and

**WHEREAS**, the Parties desire to clarify the process by which development approvals are sought and obtained for development of the Property so as to provide certainty to the Developer and assure that overall planning principles and concerns of the City are addressed; and

**WHEREAS**, it is deemed to be in the interest of the public health, safety, and welfare for the City to clarify the development process for the Property; to provide for well-planned urban infill development; to assist in the efficient permitting of the Property consistent with the uses permitted by the PUD as may be amended; to provide for the construction of Welaunee Boulevard, thereby contributing to the creation of a regionally significant roadway system which should divert traffic away from Centerville Road and Miccosukee Road, protected canopy roads, and help resolve general traffic circulation problems in the general vicinity; to provide the conditions under which the Dove Pond RSF will be constructed; and to provide for the dedication of other lands for public facilities as further detailed herein; and

**WHEREAS**, the Parties recognize the benefits of public/private cooperation and are desirous of finalizing a development agreement which secures a plan for the permitting and development of the Property, including the permitting and construction of Welaunee Boulevard and the Dove Pond RSF as provided for below.

**NOW, THEREFORE**, in consideration of the mutual terms, covenants and conditions contained herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

1. **Recitals.** The recitals set forth above are true and correct and are incorporated herein by reference.

2. **Purpose.** The purpose of this Third Amendment is to set forth the rights and obligations of the Parties with regard to the future development of the Property.

3. **Authority for Development Agreement.** This Third Amendment is being entered into pursuant to authority provided in Sections 163.3220-163.3243, *Florida Statutes*, otherwise known as the *Florida Local Government Development Agreement Act* (“FLGDA Act”), and Section 2-2 of the LDC. Accordingly, as provided by the FLGDA Act, the development of the Property shall not be subject to any City laws and policies governing the development of the Property, including but not limited to LDC regulations, codes, policies and/or impact fees, adopted after the Effective Date of this Third Amendment, except as provided for by Section 163.3233(2), *Florida Statutes*, or as otherwise agreed to by the Parties.

4. **Term and Duration.** The term and duration of this Third Amendment shall be for a period of fifteen (15) years from the Effective Date of this Third Amendment. The term of this Third Amendment may be extended by mutual consent of the Parties, or their respective successors and/or assigns, subject to public hearings being held in accordance with the FLGDA Act.

5. **Approved Land Uses.** The Property may be developed with those land uses, densities, and intensities authorized by the PUD, as may be amended by the Parties from time to time, subject to fulfilling all concurrency obligations pursuant to the terms of this Third Amendment.

6. **Transportation.**

A. **Transportation Concurrency Impacts and Approved Concurrency Development Program.** As of the date of this Third Amendment, the approved concurrency development program (“Approved Concurrency Development Program”) for the Canopy Project is specifically provided for in the *Canopy Transportation Summary* attached as Exhibit “B,” and

is as follows: 1,570 market rate residential dwelling units; 268,622 square feet of retail which specifically includes 200,900 square feet of shopping center, 24,622 square feet of high-turnover sit-down restaurants, 3,100 square feet of fast food restaurants with drive through, and 40,000 square feet of bowling alley/entertainment; 97,927 square feet of medical office; institutional uses which specifically include a 60,000 square foot church, 60,000 square feet of senior citizens' activity center, a 170-bed adult living facility, 3-up to 5 transit shelters, and 15,000 square feet of a public safety/civic facility. ~~Inclusionary housing units will be provided consistent with the City's Inclusionary Housing Ordinance No. 04 90 AA and the Canopy PUD Inclusionary Housing Agreement, both of which may be amended from time to time.~~ The transportation impacts expected from the Approved Concurrency Development Program ("Concurrency Impacts") are hereby approved by the City for the Canopy Project.

**B. Transportation Concurrency Mitigation.** The *Canopy Transportation Summary* details the concurrency mitigation and certain requirements for the non-concurrency internal road improvements (as further detailed in Paragraph 6.D. below) for the Canopy Project. The City hereby approves the *Canopy Transportation Summary* and agrees that all the Concurrency Impacts for the Approved Concurrency Development Program are hereby mitigated and satisfied through the Developer's compliance with all terms and conditions of this Paragraph 6 and the *Canopy Transportation Summary* ("Canopy Transportation Mitigation"). No additional transportation concurrency obligations, fee, or exactions shall be imposed or required for the Approved Concurrency Development Program, including but not limited to, impact fees, mobility fees, roadway improvements, and right-of-way contributions, except as specifically provided for herein or as provided in the FLGDA Act.

C. **Transportation Concurrency Reservation.** The Canopy Project and the Approved Concurrency Development Program are hereby approved for 1,720 (949 enter, 771 exit) net external p.m. peak hour trips (“Project Trips”), and the City hereby reserves the Project Trips for the Canopy Project.

D. **Internal Roadways.** The Developer’s construction of the Canopy Project’s internal road system shall be performed consistent with the platting and development process authorized in the PUD. ~~The City may install roundabouts at the intersection of Welaunee Boulevard and Dempsey Mayo Boulevard, as generally depicted within the Canopy Transportation Summary, to the extent funding is available through Blueprint 2020 sales tax extension program.~~

E. **Welaunee Boulevard, Crestline Road, and Dempsey Mayo.** As stated in the *Canopy Transportation Summary*, the ~~Developer dedicated a 120-foot right-of-way and necessary easements to accommodate the full build-out design for Welaunee Boulevard as width of the right-of-way for Welaunee Boulevard shall be 120 feet, unless the Developer agrees to increase the width. The design for Welaunee Boulevard, as it is to be constructed by the Developer and the City, shall be designed for~~ six through automobile lanes from Fleischmann Road to Crestline Road and ~~shall not exceed~~ four through automobile lanes throughout the remaining portion of the Canopy Project. ~~Welaunee Boulevard shall be~~ based upon the typical cross-section attached as Exhibit “C.” ~~The Parties agree to the general road alignment and design speeds for Welaunee Boulevard, Crestline Road, and Dempsey Mayo as depicted on Exhibit “D,” including the plan for the City’s future expansion of Welaunee Boulevard from four to six lanes from Fleischmann Road to Crestline Road. This paragraph and Exhibit “D” hereto supersede the provisions of the ARUSDA for the Canopy Project regarding the dedication of right-of-way, right-of-way width, general road alignment, design speeds, and typical cross-section for Welaunee Boulevard.~~



As of the Effective Date of this Third Amendment, the Developer and/or the Canopy CDD has completed the design, permitting, and construction for Welaunee Boulevard Segments 1-3 as depicted on the *Canopy Transportation Summary*. ~~The Developer has completed permitting and construction of Welaunee Boulevard Segments 1 and 2 (exclusive of 2 left turn lanes for entrance into Holy Comforter), as well as a portion of Welaunee Boulevard Segment 3 (from Station 22+00 to Station 28+50 as shown on Exhibit B-1 hereto). The Developer agrees to complete permitting for the remainder of Segment 3 of Welaunee Boulevard on or before July 1, 2021, and the City agrees to use its best efforts to assist the Developer in the review and processing of all required permits for the remainder of Segment 3. Construction, dedication, and reimbursement for the remaining portions of Welaunee Boulevard are subject to the Interlocal Agreement between the City, Blueprint, and the Canopy CDD dated March 13, 2019 (“Welaunee Boulevard Interlocal Agreement”). The Developer acknowledges that compliance with Blueprint Procurement Policy 101.07.1, governing utilization of the Minority, Women and Small Business Enterprise (“MWSBE”) Program is a condition of the Welaunee Boulevard Interlocal Agreement.~~

~~—— To the extent the Canopy CDD fails to complete construction of Welaunee Boulevard to its intersection with the City Property Line within the timeframe provided for in the Welaunee Boulevard Interlocal Agreement (December 31, 2022), the Developer agrees to assign all design and permitting documents over to the City within thirty (30) days of this date. In the event that the Canopy CDD fails to complete construction of Segment 3 of Welaunee Boulevard, the City will use its best efforts to secure funding for completion and construction of Segment 3. If the City is able to secure funding by or before October 1, 2023, which is contingent upon the capital improvement budget or the availability of outside funding, the City will then use its best efforts to have the uncompleted portion of Segment 3 of Welaunee Boulevard completed on or before~~

~~December 31, 2024. If funding cannot be secured or allocated to allow completion by this date, the City will use its best efforts to secure such funding to allow completion as timely as funding is available.~~

~~The Parties agree to the general road alignment and design speeds for Welaunee Boulevard, Crestline Road, and Dempsey Mayo as depicted on Exhibit “D.” The plan for the City’s future expansion of Welaunee Boulevard from four to six lanes located at the Fleischmann Road intersection and the eastern boundary of the Property is provided for and depicted on Exhibit “D.” This paragraph and Exhibit “D” hereto supersede the provisions of the ARUSDA for the Canopy Project regarding the dedication of right-of-way, right-of-way width, general road alignment, design speeds, and typical cross-section for Welaunee Boulevard.~~

The Developer has also completed the construction of Dempsey Mayo from its intersection with Welaunee Boulevard to the Property boundary adjacent to the Miccosukee Greenway. The City recognizes, as previously determined by the City Commission on December 14, 2005, that the further extension of Dempsey Mayo offsite across the Miccosukee Greenway within the existing road access easement and construction of a roundabout connecting Dempsey Mayo to Miccosukee Road (“Dempsey Mayo Extension”) will have the desirable impact of relieving congestion on designated canopy roads and enhancing connectivity within the roadway network. The City also recognizes that, as set forth in the ARUSDA, the Developer is not obligated to construct the Dempsey Mayo Extension. The Developer is the holder of the easement rights required for access across the Miccosukee Greenway. Accordingly, since the Developer has not elected to construct the Dempsey Mayo Extension as of the date of this Third Amendment, the Developer agrees to assign the necessary easement rights to the City and otherwise cooperate with the City to facilitate the City’s construction of the Dempsey Mayo Extension upon written notice

from the City of its intention to undertake the construction. Alternatively, the City and the Developer may negotiate a separate agreement for the construction of the Dempsey Mayo Extension. Any concurrency credit reversions necessitated by the Developer's decision not to construct the Dempsey Mayo Extension will be accounted for and agreed upon by both parties.

If Developer fails to comply with any obligation contained in this section, the City as a remedy may withhold issuance of development orders and/or permits for future development until Developer complies with such obligation.

**F. Bike and Pedestrian Circulation Plan.** Interconnected multipurpose trails and sidewalks for bicycles and pedestrians shall be constructed consistent with the *Canopy Bike and Pedestrian Circulation Plan*, which is incorporated into the PUD as Figure 9 thereto. The *Canopy Bike and Pedestrian Circulation Plan* may be amended by mutual consent of the Parties from time to time as a minor amendment to the PUD in accordance with section 10-165(c)(1)(h) of the LDC. The construction of interconnected multipurpose trails and sidewalks pursuant to the *Canopy Bike and Pedestrian Circulation Plan* shall be phased consistent with the PUD, but may be constructed sooner at the election of Developer within its discretion. Multipurpose trails and sidewalks that are not part of a plat, but are depicted on the Property in the *Canopy Bike and Pedestrian Circulation Plan*, shall be completed no later than the approval of the last final plat for the particular phase in which the trail or sidewalk is located within the Canopy Project.

The City agrees to construct sidewalks and multipurpose trails along Welaunee Boulevard Segments 2 and 3, Dempsey Mayo Road, and Crestline Road, and the Developer hereby otherwise releases the City from its obligation pursuant to the ARUSDA to pay for the Canopy Project sidewalks. All other sidewalks and multipurpose trails are the responsibility of the Developer. The Developer may opt to construct the sidewalks and multipurpose trails for all or part of Welaunee

Boulevard Segments 2 and 3, Dempsey Mayo Road, or Crestline Road sooner than scheduled; however, the City will reimburse or otherwise provide the Developer with credit against transportation concurrency for actual construction costs, subject to a written agreement between the City and Developer prior to construction thereof.

**G. Transit.** Developer shall construct and dedicate ~~a minimum of three, but in no event more than~~up to five; transit shelters within the Canopy Project at locations to be agreed to by the Developer and the City. The final number of transit shelters constructed and dedicated by the Developer within the Canopy Project will be based on need and determined in consultation with StarMetro. The transit shelters shall be compliant with the Americans with Disability Act (ADA), match the design of the local buildings if applicable, and include at a minimum: a 5-foot by 13-foot solar lighted shelter, an 8-foot bench, a 30-gallon mounted trash receptable, a StarMetro bus stop sign (pole and sign provided by StarMetro), and a 5-foot wide concrete boarding and alighting area connecting the sidewalk and the curb as required by ADA regulations. Exhibit “E” provides StarMetro’s bus shelter pad specifications. A transit hub that will satisfy Policy 13.1.4(2)(A) of the CAP shall be provided on the City Property, by the City, its successors or assigns.

**H. Lanes for Mews Lots.** As a component of developing the Canopy Project and providing the community with a more affordable housing option, the Developer may propose to create small enclaves within larger neighborhoods containing mews lots. These enclaves containing mews lots, if constructed, will be adjacent to pocket parks, open space and/or green areas that will serve as amenities to the surrounding neighborhoods. Mews lots will contain single family detached homes which front on pocket parks, open space and/or green areas, and therefore only have vehicular access via lanes from behind the homes. The lanes, which will be owned and

maintained by the Canopy CDD or a successor district as provided by Paragraph 11 below, will be public lanes for purposes of building permitting and home addressing. The City will agree to vary the standards of the City's "Driveway and Street Connection Regulations Policies and Procedures" dated August 1988 for mews lanes, subject to the Developer satisfactorily addressing utility placement, maintenance access, stormwater management, and fire protection.

The lanes shall provide access to public streets built to City standards at each end of the lane. The Developer shall enter into a Letter of Agreement with the City and the Canopy CDD or successor district as provided by Paragraph 11 below for each mews neighborhood or subdivision plat that sets forth the duties and responsibilities of each related to the lanes and any utilities that are provided therein.

**I. Collector and Local Roads.** In addition to Welaunee Boulevard, access throughout the Canopy Project will be provided by collector and local roadways which will be dedicated to, and maintained by, the City. As an important component of developing the Canopy Project and providing the community with a walkable, pedestrian oriented development, a fine-grained roadway network has been planned which provides shorter pedestrian-friendly blocks and on-street parking in various locations. In addition, the use of these principles will require flexibility in the design of collector and local roads to address the relationship of these roads with the highly integrated and compact mix of land uses in the Canopy Project. The City will agree to vary the standards of the City's "Driveway and Street Connection Regulations Policies and Procedures" dated August 1988 for collector and local roads, subject to the Developer satisfactorily addressing right-of-way widths, utility easements and placement, travel lanes, parking lanes, bike lanes, and sidewalks. The Developer may proposed alternative collector and local road cross sections at the time of filing an application for preliminary plat for each phase. The City's review of the design

details of these cross sections shall be coordinated with the City Manager or designee and approved as part of the preliminary plat for each phase.

**J. Program Changes.** For purposes of transportation concurrency, changes may be made to specific land use types and densities and intensities of use within the Approved Concurrency Development Program without amending this Third Amendment, provided that such changes are otherwise consistent with the Third Amendment and the PUD, as amended. In the event such changes are requested, the Developer shall provide traffic information that includes the following:

1. A table showing trip generation, pass-by, internal capture, and other adjustments for the entire project on the Property as approved at the time of the request for a change; and
2. A table showing trip generation, pass-by, internal capture, and other adjustments for the entire project on the Property as proposed to be changed.

In addition to the above, unless the proposed change will clearly not increase the number of project entering or exiting trips and will clearly not significantly alter the project trip distribution pattern, the traffic study shall also include the following:

1. Trip assignment maps (and corresponding tables) for the entire project on the Property as approved at the time of the request for a change; and
2. Trip assignment maps (and corresponding tables) for the entire project on the Property as proposed to be changed.

Should more than the allotted trips set forth in section C (above) be added to roadway segments as a result of the proposed changes, such additional trips will be allowed as long as no additional traffic mitigation is required. Any changes to the land uses or square footages of the Approved Concurrency Development Program requiring additional traffic mitigation shall be

submitted to the Director of the Growth Management Department for approval through the applicable concurrency policies and procedures.

**7. Utilities.**

**A. The City's Provision of Utilities.** The City agrees to provide the Canopy Project with underground electricity, natural gas, potable water, sanitary sewer, certain stormwater services, and solid waste services in sufficient capacity to serve the Canopy Project. The City shall provide Developer the underground electric, water, and sanitary sewer service consistent with the terms of the ARUSDA, as may be amended from time to time. ~~The respective obligations of the Parties relative to the provision of natural gas to the Canopy Project, including construction of the gas line along Welaunee Boulevard, have been completed. The City's provision to the Canopy Project of natural gas shall be at the expense of the City; however, Developer agrees to pay the City \$165,000 to be applied by the City towards the cost of installing the gas line along Welaunee Boulevard for the Canopy Project, which may be paid to the City in multiple payments over time proportionate to the City's phased construction of the gas line ("WB Gas Line Reimbursement"). The Developer may enter into a separate agreement which allocates the rights and responsibilities relative to the WB Gas Line Reimbursement.~~ The City may install treated wastewater reuse pipes in Canopy Project major internal roadway rights-of-way, which installation shall be coordinated with the Developer during the Developer's construction of those roadways. Developer has submitted and the City has approved as part of the PUD the water and wastewater master plans for the Canopy Project. If the Developer modifies the approved PUD General Land Use Plan, the Developer shall update the water and wastewater master plans and submit these to the City for approval to satisfy the Developer's obligations pursuant to the ARUSDA regarding these master plans.

**B. Water Well Donation Site.** ~~On or before December 31, 2020~~ Upon the City's ~~request~~, and after the City verifies viability of the depicted site, Developer shall donate a 3-acre water well site ("Water Well Site") located in the primary open space area of the Canopy Project as depicted on the *Concept Utility Plan*, which is incorporated into the PUD as Figure 7 thereto, provided that the Parties may agree to move the Water Well Site to a mutually agreed location (in the same block of primary open space). The Water Well Site shall be used by the City to construct and install a municipal water well, ordinary housing, and appurtenances ("Water Well"). Upon conveyance of the Water Well Site to the City, the Developer shall provide the City a temporary non-exclusive access easement to the Water Well Site in the event the City needs to construct the Water Well within the Water Well Site prior to the construction of an internal Canopy Project road which provides access to the Water Well Site. The temporary non-exclusive access easement shall terminate when an internal public road providing access to the Water Well Site is available, at which time the Parties will execute and record a termination of the easement. In addition to the stormwater retention obligations addressed below, the Developer shall provide treatment for stormwater runoff from the Water Well Site, at no more than 65 percent impervious surface, in the Canopy Project's master stormwater system.

**C. Amended and Restated Electrical Utility Easement Agreement.** Previously, Developer's predecessor in title, CNL, and the City executed and recorded the Amended and Restated Electric Utility Easement Agreement ("Electric Easement") attached hereto as Exhibit "F." The City agrees that the proposed uses depicted on that portion of the General Land Use Plan and the Canopy Conceptual Site Plan, attached as Composite Exhibit "G", are authorized by, and consistent with, the terms of the Electric Easement.



**8. Stormwater.** The City has approved the: (1) Stormwater Facilities Master Plan (“SFMP”); (2) Linear Infrastructure Variance for the Dove Pond RSF (“Dove Pond RSF LIV”); and (3) Linear Infrastructure Variance for Phase 1 (“Phase 1 LIV”). The SFMP, Dove Pond RSF LIV, and Phase 1 LIV may be referred to collectively herein as “City Stormwater Approvals.” The Canopy Project stormwater management system is detailed within the SFMP (“Canopy Project SWMS”). Subject to any future amendments that may be made to the PUD, the Canopy Project SWMS shall be designed and constructed consistent with the City Stormwater Approvals. If the Developer modifies the approved PUD, the Developer shall revise the SFMP and submit for approval consistent with the amendment provisions in the SFMP.

**A. Dove Pond RSF.**

**(1) Generally.** The Dove Pond RSF ~~has been~~~~will be~~ funded, permitted, and constructed pursuant to the terms of the JPA Agreement and ~~is, upon completion, will be~~ owned, operated, and maintained by the Canopy CDD. Reservation and allocation of storage capacity within the Dove Pond RSF is also subject to the terms of the JPA Agreement. Previously, Developer’s predecessor in title, CNL, and the City executed and recorded the *Amended and Restated Dove Pond Regional Stormwater Facility Easement Agreement* attached hereto as Exhibit “H” (“Dove Pond RSF Easement”). The Parties agree that the design and construction of the Dove Pond RSF pursuant to the SFMP and the Dove Pond RSF LIV is authorized by, and consistent with, the terms of the Dove Pond RSF Easement. The City shall bear no responsibility or expense for the operation, maintenance, or repair of the Dove Pond RSF.

**(2) City Facilities.** In recognition of Blueprint assuming responsibility for funding a major portion of Welaunee Boulevard within the Canopy Project, the Developer agrees it, or the Canopy CDD or a successor district, shall reserve capacity for and be responsible for managing

stormwater from the portions of Welaunee Boulevard within the Dove Pond Closed Basin funded by Blueprint as well as the stormwater from the Water Well Site, the Public Safety/Civic Site, the Senior Center Site, and for post-development treated stormwater from that portion of the City Property lying outside the boundaries of the Property but naturally draining to Dove Pond, as depicted in the Linear Infrastructure Variance Application dated October 2009, and consistent with the Welaunee Toe – East PUD, revised May 31, 2013, as adopted by Ordinance No. 13-Z-09. Developer agrees to accept and convey stormwater from the above-described roadway and sites on the Property into the Canopy regional stormwater system conveyance facilities, and to provide rate attenuation, volume retention, and water quality treatment all in conformance with regulatory requirements. Developer shall provide stormwater facilities for the above-described roadway and sites on the Property when construction commences for each roadway segment and each City facility.

**(3) Financial Assurance.** In order to provide the City the assurance that the Dove Pond RSF will operate as designed and constructed, prior to commencing construction of the Dove Pond RSF, Developer will provided the City, ~~or cause the Canopy CDD or a successor district pursuant to Paragraph 11 to provide the City, either: (1) a copy of an insurance policy acceptable to the City (which is either a 7 year term policy, or a policy which can be renewed annually for 7 years) containing coverage of a \$500,000 annual limit for each of seven consecutive years following completion of the Dove Pond RSF which covers the cost to repair the Dove Pond RSF in the event that it cannot be operated as designed and constructed due to a sinkhole or subsurface karst failure; or alternatively, (2) with~~ a bond ~~or other similar form of surety acceptable to the City~~ which will be maintained for seven (7) years following completion of the Dove Pond RSF in the amount of \$500,000 which may be drawn on by the City if Developer, its successors or assigns,

fails to repair the Dove Pond RSF in the event that it cannot be operated as designed and constructed due to a sinkhole or subsurface karst failure. If the City draws on the bond ~~or other surety~~ for non-performance by the Developer in any given year within the 7 year period, Developer must replenish the bond ~~or other form of surety~~ back to the total amount of \$500,000. If Developer fails to comply with this provision, the City as a remedy may withhold issuance of development orders and/or permits for future development within the Dove Pond Basin until Developer complies with this provision. For purposes of this provision, “completion of the Dove Pond RSF” shall be the date on which the first stormwater facility operating permit is issued by the City for operation of the Dove Pond RSF.

**B. Regional Center Stormwater Pond.** The City hereby reserves capacity in the Regional Center Stormwater Pond for up to approximately 3.98 acres of impervious area of the proposed Welaunee Boulevard extension (including impervious area within the right-of-way of public streets connecting thereto) into the Canopy Project which is consistent with the City’s existing Stormwater Operating Permit No. TOP091058, and Developer is authorized to discharge this stormwater into the Regional Center Stormwater Pond.

**C. Fleischmann Road Stormwater Pond.** The Retention Area 2 as identified in the SFMP and the Phase 1 LIV provides for the expansion of the City’s existing Fleischmann Road stormwater pond to accommodate stormwater from the Canopy Project as specifically provided therein. Developer is authorized to expand the City’s Fleischmann Road stormwater pond, at no expense to the City, consistent with the SFMP and Phase 1 LIV, and subject to Developer obtaining applicable permits.

**9. Development Process.**

A. **Canopy Project Phasing.** The Canopy Project may be developed in phases as determined by Developer consistent with the PUD and this Third Amendment.

B. **Expedited Permitting.** The City will provide the Developer with expedited permitting, at the generally applicable fees set forth by City resolution without additional fees or surcharges for expedited processing, for all Land Use and Environmental Services applications, which include, but are not limited to, PUD minor amendments, concurrency modifications, NFI revisions, EIAs, site plan applications, subdivision applications (e.g. preliminary plat, limited partition, technical amendments), environmental management permit applications, and stormwater operating permit applications. Building Inspection applications may also be expedited by the Developer if applicable expedited permitting fees are paid.

C. **Environmental Impact Analysis Process.**

(1) **Proof of Concept Submittal.** ~~With the first preliminary plat submittal or earlier,~~  
The Developer ~~submitted~~will provide a Concept Environmental Impact Analysis ~~submittal~~ for the Canopy Project, which the City approved on July 6, 2016 (“Concept EA”).

(2) The Concept EA ~~will address~~es conceptually how the Canopy Project will meet the required credit and debit balance of potential impacts (i.e., debits) and mitigation (i.e., credits) for the following four categories (“EA Categories”):

- (a) Open space requirements (per PUD requirements);
- (b) Tree credits within the primary open space (per Chapter 5, LDC);
- (c) Significant grade credits and severe grade preservation (per Chapter 5, LDC); and
- (d) Impervious area requirements, i.e. stormwater capacity accounting (per the SFMP).

~~After Developer submits the Concept EA, a~~As an alternative to the incremental impact and mitigation process below, the Developer may propose, and the Parties may agree, that the

mitigation for the EA Categories (a) through (d) above can be satisfied for the entire Canopy Project impacts to these EA Categories through the Developer's recordation of a conservation easement over the primary open space areas, subject to finalizing a management plan ("Management Plan") for these areas which addresses the construction, operation, maintenance, and repair of authorized uses and facilities within the primary open space areas pursuant to the PUD.

**(3) EA Impacts and Mitigation Banking.** At the time a preliminary plat is submitted for any portion of the Canopy Project, the Parties will proceed as follows:

(a) Pursuant to section 5-55 of the LDC, an EA will be developed defining the impacts within each preliminary plat for the Canopy Project.

(b) Onsite (within a preliminary plat) credits and debits will be computed for each of the EA Categories listed above.

(c) Offsite Credit Banks ("Credit Banks") may be located within the Canopy Project primary open space area, and outside of any of the project preliminary plats. At the time of each preliminary plat, credits within the Credit Banks will be identified and computed per methodologies coordinated with and approved by the Director of the Growth Management Department for the purposes of mitigating the EA Categories listed above.

(d) The Developer will demonstrate that sufficient credits are available for each of the EA Categories listed above, assuming full build-out of the respective preliminary plat, and Developer may use combination of onsite and Credit Bank credits to offset impacts from development within each preliminary plat.

**(4) Environmental Permitting for Project Infrastructure, Single-Family Residential Lots, and Non-Residential and Multi-Family Lots.**

(a) Project Infrastructure and Single-Family Residential Lots: As a condition of environmental permit issuance for the construction of infrastructure and single-family residential lots within a preliminary plat, or portion thereof, the debits and credits for the EA Categories shall be computed and finalized as part of the infrastructure permit, and no further true-up for debits and credits will be required.

(b) Non-Residential and Multi-Family Lots:

(i) At the time of infrastructure permitting, the Developer will provide an estimate of the credits (on-site and/or Credit Bank) and debits for the non-residential and/or multi-family lots.

(ii) At the time of individual site permitting for non-residential lots and multi-family lots, the Developer will verify the credits considering onsite preservation areas and planting credits from the final landscape plans and debits based on the actual “permit level” construction plans.

(iii) The credits and debits in the accounting record will be “trued-up” at the time of permit issuance.

(c) If Credit Banks are required to meet the credit totals, once the credits have been identified and finalized for a particular Credit Bank, a conservation easement, which will be subject to a Management Plan, will be required as a condition of an Environmental Management Permit for the Credit Bank area subject to the permit.

**(5) Credit and Debit Capacity Accounting Records.**

(a) At the time of environmental permitting, a final capacity accounting record will be established for each of the EA Categories listed above. A stormwater facility capacity accounting record will be developed consistent with the SFMP. The capacity accounting records will be maintained, trued-up and revised as appropriate as part of the environmental management permitting process for the Canopy Project.

(b) Excess capacities within Credit Banks for EA Categories (a) through (d) may be applied to future project phases.

**10. Municipal Facilities.**

**A. Public Safety/Civic Site.** A proposed 2-acre upland site is generally depicted on the General Land Use Plan incorporated into the PUD as Figure 5 thereto (“Public Safety/Civic Site”) for a governmentally-owned public safety or civic facility permissible in the applicable zoning district, provided that the Public Safety/Civic Site may be relocated to a mutually agreed location through a PUD amendment. Developer shall dedicate the Public Safety/Civic Site to the City as part of the preliminary plat for the phase in which the site will be located, ~~or within one year after vehicular access via Welaunee Boulevard and utilities are available at the site, whichever occurs first.~~ Upon dedication to the City, the City agrees to construct a public safety facility or facility for another permissible civic use on the site. The deed to the City shall restrict the use of the Public Safety/Civic Site to a governmentally-owned public safety or civic facility permissible in the applicable zoning district, with customary and necessary appurtenances, with the design in accordance with the PUD, as amended. In addition to the stormwater retention obligations addressed above, the Developer shall provide treatment for stormwater runoff from the Public Safety/Civic Site, at no more than 65 percent impervious surface.

**B. Senior Center Site.** ~~The Developer shall donate a site not to exceed 6 acres for the construction of a senior citizens’ activity center (“Senior Center Site”). The Senior Center Site shall be located as generally shown on the General Land Use Map incorporated into the PUD as Figure 5 thereto or as mutually agreed by the City and the Developer. The Developer has constructed a temporary stormwater management facility on the proposed Senior Center Site. The Developer will engage with a geotechnical engineer to provide technical specifications for filling~~

~~the existing temporary pond. The specifications will be reviewed and approved by the City. The Developer will then fill the pond based on those approved specifications, at the Developer's cost. No fill slope may extend onto the Senior Center Site from the parcel to the west without written permission from the City. This permission shall not be granted if the slope negatively impacts the design of the senior citizens' activity center. Should a fill slope described above, be constructed without written permission from the City, the Developer will reconfigure the existing slope so as not to negatively impact the grading of the proposed Senior Center Site. This potential reconfiguration may require the construction of a short wall. If necessary, the wall will be constructed by the Developer, at the Developer's cost. If Developer fails to comply with any obligation contained in this paragraph, the City as a remedy may withhold issuance of development orders and/or permits for future development until Developer complies with such obligation.~~

The Developer shall deed the Senior Center Site to the City within one year after vehicular access via Welaunee Boulevard and utilities are available at the site. By Warranty Deed dated December 22, 2021, and recorded in the Leon County Official Records on December 28, 2021, at Book 5682, Page 889, the Developer donated a 5.85-acre site to the City for the construction of a senior citizens' activity center ("Senior Center Site"). The Senior Center Site is located as generally shown on the General Land Use Map incorporated into the PUD as Figure 5 thereto. The deed to the City ~~shall~~ restricts the use of the Senior Center Site to a senior citizens' activity center not to exceed 60,000 square feet of institutional use, with customary and necessary appurtenances. In addition to the stormwater retention obligations addressed above, the Developer shall provide treatment for stormwater runoff from the Senior Center Site, at no more than 65 percent impervious surface. ~~The deed for the Senior Center Site shall provide that, in the event the City fails to~~



~~commence actual and continuous construction of the senior citizens' activity center within seven (7) years after conveyance of the site, the Senior Center Site will revert to the Developer.~~

**11. Community Development District.**

**A. The Canopy Community Development District.** The City established the Canopy CDD, a special-purpose local government pursuant to Chapter 190, *Florida Statutes*, through the enactment of the CDD Ordinance at the request of the Developer in order to plan, finance, acquire, construct, and operate community infrastructure for the Canopy Project.

**B. Districts May Satisfy Infrastructure Obligations.** If the Developer is required to provide, pay for or otherwise cause to be provided, infrastructure, projects, systems or public facilities set forth in Chapter 190, *Florida Statutes*, including, without limitation, those in Section 190.012(2), *Florida Statutes*, then the Canopy CDD or a successor district may independently satisfy such obligations. To the extent provided by law, when any such obligation under this Third Amendment is met or performed by the Canopy CDD or a successor district, then the Developer shall no longer be subject to the obligation, which will be deemed satisfied. The Canopy CDD or a successor district and City may enter into interlocal agreements to provide for the maintenance of Canopy Project infrastructure (e.g. City-owned stormwater ponds or City roadway right-of-way) in the event the Canopy CDD or a successor district elects to implement a maintenance program which would exceed the City's standard requirements.

**12. Agricultural and Silvicultural Uses and Operations.** The City agrees that the development of the Property may occur over time and in phases, and that any portion of the Property which is not being actively developed pursuant to this Third Amendment and the PUD may be used by Developer for agricultural and silvicultural purposes and operations consistent

with the City's regulations pursuant to Policy 13.1.8 of the CAP as of the Effective Date of this Third Amendment. Nothing in this Third Amendment required Developer to develop the Property.

**13. Prior Agreements.** This Third Amendment replaces and supersedes in its entirety the Canopy Development Agreement dated February 23, 2011, the Amended and Restated Canopy Development Agreement dated June 6, 2016, and the Second Amended and Restated Canopy Development Agreement dated May 19, 2020. The terms of this Third Amendment shall prevail over any inconsistent terms of the ARUSDA and the City Purchase Contract, as either agreement may be amended from time to time.

**14. Consistency with Comprehensive Plan.** This Third Amendment is consistent with the Comprehensive Plan and the LDC.

**15. Other Permits.** Failure of this Third Amendment to address a particular permit, condition, term, or restriction shall not relieve Developer of the necessity of complying with the applicable law governing said permitting requirements, conditions, terms or restrictions.

**16. Binding Effect.** The burdens of this Third Amendment shall be binding upon, and the benefits of this Third Amendment shall inure to the benefit of, all successors in interest to and assigns of the Parties to this Third Amendment.

**17. Applicable Law, Jurisdiction, Venue.** This Third Amendment, and the rights and obligations of the Parties hereunder, shall be governed by, construed under and enforced in accordance with the laws of the State of Florida. Additionally, in the event of any breach or default under this Third Amendment by a party, the non-defaulting or non-breaching party shall have the right to exercise any and all remedies at law or in equity, including specific performance, or which are otherwise provided in this Third Amendment against the defaulting or breaching party. No remedy available to any party shall exclude any other remedy available to such party under this

Third Amendment or at law or in equity. All remedies shall be cumulative of all other remedies. Venue for any litigation pertaining to this Third Amendment shall be exclusively in Leon County, Florida.

18. **Severability.** If any provision of this Third Amendment, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable by any court of competent jurisdiction, then the remainder of this Third Amendment shall be valid and enforceable to the fullest extent provided by law.

19. **Attorney's Fees.** In the event that it becomes necessary for any party to this Third Amendment to enforce its rights under the terms of this Third Amendment, then in that event, the prevailing party in such proceeding shall be entitled to recover reasonable attorney's fees and court costs, including all trial and appellate litigation.

20. **Captions or Paragraph Headings and Exhibits.** Captions and paragraph headings contained in this Third Amendment are for convenience and reference only, and in no way define, describe, extend or limit the scope or intent of this Third Amendment, nor the intent of any provision thereof. All exhibits are made a part of this Third Amendment by incorporation as though they were restated herein.

21. **Joint Preparation.** Preparation of this Third Amendment has been a joint effort of the Parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against a party to this Third Amendment.

22. **Recording.** Within fourteen (14) days of approval of this Third Amendment, the City shall record the Third Amendment in the public records of Leon County.

23. **Amendment.** This Third Amendment may be amended if in writing by mutual consent of the Parties, and consistent with the procedural requirements of the FLGDA Act.

**24. Approvals and Duration of Permits.** Developer acknowledges that, except for those specifically addressed herein, this Third Amendment does not extend the duration of any other permits or approvals, nor does it obligate the City to approve development that is not consistent with the Comprehensive Plan and the LDC.

**25. Further Assurances.** The Parties hereto agree to do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered all other further acts and assurances as shall be reasonably requested by the other party in order to carry out the intent of this Third Amendment and give effect thereto. Without in any manner limiting their specific rights and obligations set forth in this Third Amendment, the Parties hereby declare their intention to cooperate with each other in effecting the terms of this Third Amendment, and to coordinate the performance of their respective obligations under the terms of this Third Amendment.

**26. Notices.** Any notice that is to be delivered hereunder shall be in writing and shall be deemed to be delivered (whether or not actually received) when (i) hand delivered to the official hereinafter designated; (ii) upon receipt of such notice when deposited in the United States mail, postage prepaid, certified mail, return receipt requested; or (iii) upon receipt of such notice when deposited with Federal Express or other nationally recognized overnight or next day courier, addressed to the Parties as follows (facsimile transmittal is not acceptable as a form of notice in this Third Amendment):

As to the City: City Attorney's Office  
300 South Adams Street  
Tallahassee, FL 32301

As to Developer: Ox Bottom Mortgage Holdings, LLC  
Attn: Jason Ghazvini  
4708 Capital Circle NW  
Tallahassee, FL 32303

With copies to: Daniel E. Manausa  
Manausa, Shaw & Minacci, P.A.  
1701 Hermitage Blvd., Suite 100  
Tallahassee, FL 32308

and

Erin J. Tilton  
Stearns Weaver Miller  
Weissler Alhadeff & Sitterson, P.A.  
106 E. College Avenue, Suite 700  
Tallahassee, FL 32301

27. **Public Hearings.** The City Commission approved this Third Amendment on \_\_\_\_\_, 2026, after two public hearings before the City Commission, the first of which was on \_\_\_\_\_, 2026, and the second of which was on \_\_\_\_\_, 2026.

28. **Counterparts.** This Third Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same document.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

## **EXHIBIT “B”**

### **Canopy Transportation Summary:**

1. Concurrency is approved for the “Approved Concurrency Development Program” which consists of 1,570 market rate dwelling units; 268,622 square feet of retail (including 200,900 square feet of shopping center, 24,622 square feet of high-turnover sit-down restaurant, 3,100 square feet of fast food restaurant with drive through, and 40,000 square feet of bowling alley/entertainment); 97,927 square feet of medical office; and institutional uses (including a 60,000 square foot senior citizens’ activity, 170-bed adult living facility, up to 3-5 transit shelters, a 15,000 square foot public safety/civic facility, and 60,000 square foot church).
2. The Amended and Restated Canopy Development Agreement dated June 6, 2016 approved the Canopy Project for 1,567 (829 enter, 738 exit) net external p.m. peak hour trips, concurrency for which is satisfied through the dedication of right-of-way for Welaunee Boulevard through the Canopy Project and construction of Welaunee Boulevard Segment 1. Satisfaction of this concurrency obligation vested the Developer with the right to develop 1,291 market-rate residential units; 50,000 square feet of shopping center; 15,000 square feet of high-turn-over, sit-down restaurant; 47,927 square feet of general office; 50,000 square feet of medical office; a 100,000 square foot elementary school; a 60,000 square foot senior center; a 180-bed adult living facility; a 120-bed rehabilitation center; a 70-bed memory care facility; a 15,000 square foot civic facility; and 3-5 transit shelters. The Second Amendment revised ~~ds~~ the prior development program and approved ~~ds~~ additional trips for which the Developer’s concurrency obligation is satisfied as described in Paragraphs 3-6, below. The Developer’s concurrency obligation for the Approved Concurrency Development Program reflected in the Second Amendment was determined to be \$548,160.00.
3. The Amended and Restated Canopy Development Agreement required the City to construct Welaunee Boulevard Segments 2 and 3, as well as the sidewalks and multi-purpose trails along Welaunee Boulevard Segments 2 and 3, Dempsey Mayo Road, and Crestline Road (formerly Main Street). ~~To date, the Developer has undertaken and completed construction of Welaunee Boulevard Segment 2, construction of a portion of Welaunee Boulevard Segment 3 (from Station 22+00 to Station 28+50 as shown on Exhibit B-1), and construction of sidewalks and multi-use paths along portions of Welaunee Boulevard and Crestline Road as shown on Exhibit B-1.~~
4. In exchange for its assumption of the City’s obligations to construct Welaunee Boulevard Segment 2 and Welaunee Boulevard Segment 3 from Station 22+00 to Station 28+50, the Developer ~~will receive~~ concurrency credit in the amount of \$1,287,000.00. in an amount to be determined by application of the contract unit prices submitted by the successful bidder in response to the Canopy CDD’s Request for Proposals for Welaunee Boulevard Segment 3a. In calculating the Developer’s concurrency credit, such unit prices will be subject to a 10% discount. In no event shall the credit amount for these sections of Welaunee Boulevard constructed by Developer exceed \$1,287,000.00.
5. In exchange for its assumption of the City’s obligations to construct sidewalks and multi-use paths along portions of Welaunee Boulevard and Crestline Road as shown on

- Exhibit B-1, the Developer ~~will~~received transportation concurrency credit in the amount of \$40.50 per square yard of sidewalk and \$23.13 per square yard of multi-use path, ~~for a total of \$181,815.23.~~
6. ~~If~~The concurrency credits described in Paragraphs 4 and 5 above ~~do not satisfy and exceeded~~ the concurrency obligation provided in Paragraph 2, ~~the Developer is responsible for paying the remaining amount due to the City prior to the first final development order issued after execution of the Second Amendment. If the concurrency credits described in Paragraphs 4 and 5 above exceed the concurrency obligation provided in Paragraph 2,~~ The Developer may elect to use the excess concurrency credit, in its sole discretion, on future increased concurrency obligations for the Canopy Project or on other projects located within Significant Benefit District 1 as defined in the Significant Benefit Memorandum of Agreement between the City, the County, and the Florida Department of Transportation dated January 27, 2009. The Developer may elect to use such concurrency credit by providing written authorization to the Growth Management Director or designee specifying the amount of the credit to be used and the specific development to which the credit is to be applied.
  7. Exhibit B-1 attached hereto depicts Welaunee Boulevard Segments 1, 2, and 3. Developer ~~will~~dedicated a 120-foot right-of-way and necessary easements to accommodate the full build-out design for Welaunee Boulevard as six through automobile lanes from Fleischmann Road to Crestline Road and four through automobile lanes throughout the remaining portion of the Canopy Project.~~'s four-lane build-out design, including roundabouts, at first record plat, provided that the Welaunee Boulevard right-of-way shall accommodate six lanes between Fleischmann Road and Crestline Road. The plan for the City's future expansion of Welaunee Boulevard from four to six lanes located from Fleischmann Road to Crestline Road is depicted on Exhibit D attached hereto.~~
  8. All Welaunee Boulevard roundabouts are included in Welaunee Boulevard Segment 3.
  9. Developer and/or the Canopy CDD has completed the design, permitting, and construction for Welaunee Boulevard Segments 1-3 as depicted on the *Canopy Transportation Summary*. ~~Developer has completed permitting and construction of Welaunee Boulevard Segments 1 and 2 (exclusive of 2 left turn lanes for entrance into Holy Comforter), as well as a portion of Welaunee Boulevard Segment 3 (from Station 22+00 to Station 28+50 as shown on Exhibit B-1). Permitting, construction, dedication, and reimbursement for the remaining portions of Welaunee Boulevard are subject to the Welaunee Boulevard Interlocal Agreement.~~

**Thurman Roddenberry and Associates, Inc.**  
***Professional Surveyors and Mappers***

PO Box 100  
125 Sheldon Street  
Sopchoppy, Florida 32358  
USA

Phone: 850-962-2538  
Fax: 850-962-1103

December 11, 2019

Legal Description of a 505.46 Acre Tract  
Certified To:

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 5J-17.051/.052, Florida Administrative Code).

BEGIN at an old axle marking the Northwest Corner of Section 14 and the Northeast corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and run South 00°18'05" West along the West boundary of said Section 14 a distance of 1,303.41 feet to a concrete monument (#7245); thence South 89°41'56" East 368.75 feet to a concrete monument (#7245) marking the approximate 89.7 contour of Dove Pond; thence Easterly and Southeasterly along said contour as follows: North 75°05'36" East 140.10 feet to a concrete monument; thence North 64°16'10" East 82.30 feet to a concrete monument (#7245); thence North 71°06'34" East 108.26 feet to a concrete monument (#7245); thence South 37°38'45" East 94.60 feet to a concrete monument (#7245); thence South 01°04'48" East 115.07 feet to a concrete monument (#7245); thence North 84°38'40" East 77.61 feet to a concrete monument (#7245); thence North 38°44'32" East 121.10 feet to a concrete monument (#7245); thence North 66°39'51" East 78.04 feet to a concrete monument (#7245); thence North 60°37'14" East 98.78 feet to a concrete monument (#7245); thence South 42°36'50" East 132.12 feet to a concrete monument (#7245); thence North 69°42'39" East 78.94 feet to a concrete monument (#7245); thence North 48°23'19" East 95.04 feet to a concrete monument (#7245); thence South 78°47'24" East 102.57 feet to a concrete monument (#7245); thence South 54°50'50" East 73.35 feet to a concrete monument (#7245); thence South 46°34'23" East 118.72 feet to a concrete monument (#7245); thence South 43°57'44" East 160.31 feet to a concrete monument (#7245); thence South 46°23'04" East 123.39 feet to a concrete monument (#7245); thence South 40°35'23" East 103.26 feet to a concrete monument (#7245); thence South 21°52'54" East 84.32 feet to a concrete monument (#7245); thence South 63°37'18" East 108.67 feet to a concrete monument (#7245); thence South 51°05'19" East 94.62 feet to a concrete monument (#7245); thence South 52°02'55" East 106.31 feet to a concrete monument (#7245); thence South 44°37'37" East 102.96 feet to a concrete monument (#7245); thence South 56°03'37" East 88.68 feet to a concrete monument (#7245); thence South 75°48'30" East 99.41 feet to a concrete monument (#7245); thence South 57°01'17" East 95.90 feet to a concrete monument (#7245); thence South 59°45'49" East 192.15 feet to a concrete monument (#7245); thence South 40°57'38" East 72.00 feet to a concrete monument (#7245) on the North boundary of the Miccosukee Greenway Park as recorded in Official Records Book 2122, Page 1039 of the Public Records of Leon County, Florida; thence leaving said contour run Westerly along the North boundary of the Miccosukee Greenway Park as follows: South 88°40'45" West 313.60 feet to a 2 ½" aluminum pipe (# 732); thence South 15°37'42" West 520.42 feet to a 2 ½" aluminum pipe (# 732); thence South 73°07'41" West



371.62 feet to a 2 ½" aluminum pipe (# 732); thence South 12°20'21" West 698.80 feet to a 2 ½" aluminum pipe (# 732); thence South 67°25'28" West 1,262.10 feet to a 2 ½" aluminum pipe (# 732); thence North 44°02'50" West 428.45 feet to a point on a non tangent curve to the left, thence southwesterly along said curve with a radius of 6529.65 feet through a central angle of 02°04'08" for an arc distance of 235.77 feet (the chord of said arc being South 65°14'14" West 235.76 feet) to a 2 ½" aluminum pipe (# 732); thence South 64°10'41" West 309.99 feet to a 2 ½" aluminum pipe (# 732); thence South 53°55'00" West 1,374.71 feet to a 2 ½" aluminum pipe (# 732); thence North 89°56'31" West 1,104.33 feet to a 2 ½" aluminum pipe (# 732); thence South 80°23'55" West 854.80 feet to a concrete monument (# 3562) lying on a non-tangent curve to the left on the Northerly right of way boundary of Fleischmann Road, thence westerly along said right of way boundary curve having a radius of 592.25 feet through a central angle of 10°21'58" for an arc distance of 107.15 feet (the chord of said arc being North 71°58'18" West 107.01 feet) to a rod and cap (C.O.T.); thence leaving said right of way boundary run North 53°00'24" East 166.44 feet to a iron rod and cap (# 3293), thence North 51°23'36" East 179.35 feet to a found iron rod and cap (# 3293); thence North 89°41'14" East 1499.02 feet to a found iron rod and cap (# 3562) on a non-tangent curve to the left, thence northerly along said curve with a radius of 1874.98 feet through a central angle of 12°06'23" for an arc distance of 396.18 feet (the chord of said arc being North 14°22'52" West 395.44 feet) to a point on a non-tangent curve to the right; thence northerly along said curve having a radius of 5078.35 feet through a central angle of 12°43'14", for an arc distance of 1127.47 feet (the chord of said arc being North 14°02'54" West 1125.16 feet) to an iron rod and cap (#3563); thence South 84°37'46" West 917.42 feet to a concrete monument (# 3293) marking the Northwest corner of said property and the Northeast corner of the property described in O. R. Book 1976, Pg. 2121; thence North 66°06'52" West 484.23 feet to a set iron rod and cap (#7245) lying on the proposed Southerly right of way boundary for Welaunee Boulevard Extension, said point also lying on a curve concave Southeasterly; thence Southwesterly along said right of way boundary and said curve having a radius of 1440.00 feet through a central angle of 16°11'25" for an arc length of 406.91 feet (chord bears South 46°47'30" West 405.56 feet) to a set iron rod and cap (#7245); thence continue Southwesterly along said Southerly right of way boundary as follows: South 38°41'47" West 220.85 feet to a set iron rod and cap (#7245) lying on curve to the right; thence Southwesterly along said curve having a radius of 1560.00 feet through a central angle of 01°54'31" for an arc length of 51.97 feet (chord bears South 39°39'02" West 51.96 feet), to a set iron rod and cap (#7245); thence South 40°36'18" West 307.41 feet to a set iron rod and cap (#7245) lying on a curve concave Northwesterly; thence Southwesterly along said curve having a radius of 1590.00 feet through a central angle of 06°07'41" for an arc length of 170.06 feet (chord bears South 54°49'00" West 169.98 feet) to a set iron rod and cap (#7245); thence South 57°52'51" West 507.81 feet to a set iron rod and cap (#7245); lying on a curve to the left; thence Southwesterly along said curve having a radius of 1410.00 feet through a central angle of 14°51'10" for an arc length of 365.52 feet (chord bears South 50°27'15" West 364.49 feet) to a set iron rod and cap (#7245); thence South 43°01'40" West 12.84 feet to a set iron rod and cap (#7245); thence South 03°00'07" East 56.97 feet to a set iron rod and cap (#7245) lying on the Northerly right of way boundary of Fleischmann Road, said point also lying on a curve concave Northerly; thence Northwesterly along said curve having a radius of 676.69 feet through a central angle of 03°22'00" for an arc length of 39.76 feet (chord bears North 51°59'48" West 39.76), to a concrete monument (#7245); thence continue along said right of way boundary as follows: North 03° 00' 07" West 43.63 feet to a concrete monument (#7245); thence North 43° 01' 40" East 25.58 feet to a concrete monument (#7245); thence N 46° 58' 20" W 200.00 feet to a concrete monument

(#7245); thence North 82° 03' 44" West 34.93 feet to a concrete monument (#7245) lying on a curve to the right; thence northwesterly along said right of way boundary curve with a radius of 676.69 feet through a central angle of 27° 50' 02" for an arc length of 328.73 feet (the chord of said arc being North 14° 02' 05" West 325.51 feet) to a concrete monument (#7245); thence North 00° 13' 55" West 762.26 feet to a concrete monument (#7245); thence South 89° 46' 05" West 20.00 feet to a concrete monument (#7245); thence North 00° 13' 55" West 660.30 feet to a concrete monument (#7245); marking the southwest corner of a City of Tallahassee Stormwater Management Facility, said Stormwater Management Facility being property described in Official Records Book 1654, Page 0507 of the Public Records of Leon County, Florida; thence leaving said right of way boundary run North 89°45'46" East along said property boundary 92.61 feet to a concrete monument (#7245); thence North 11°08'43" East along said property boundary 216.15 feet to a concrete monument (#7245); thence North 15°14'26" West along said property boundary 176.56 feet to a concrete monument (#7245); thence South 89°49'08" West along said property boundary 89.56 feet to a concrete monument (#7245) on said right of way boundary of Fleischmann Road; thence North 00°14'14" West along said right of way boundary 185.83 feet to a concrete monument (#7245) on the Southeasterly right of way boundary (maintained) of Centerville Road; thence northeasterly along said maintained right of way boundary as follows: North 51°10'14" East 45.45 feet to a concrete monument (#7245); thence North 50°09'08" East 99.69 feet to a concrete monument (#7245); thence North 51°31'38" East 99.35 feet to a concrete monument (#7245); thence North 52°38'28" East 99.37 feet to a concrete monument (#7245); thence North 54°19'46" East 99.43 feet to a concrete monument (#7245); thence North 55°26'14" East 99.74 feet to a concrete monument (#7245); thence North 57°25'11" East 99.72 feet to a concrete monument (#7245); thence North 57°40'51" East 99.71 feet to a concrete monument (#7245); thence North 59°05'29" East 99.76 feet to a concrete monument (#7245); thence North 59°21'10" East 99.64 feet to a concrete monument (#7245); thence North 59°36'50" East 99.71 feet to a concrete monument (#7245); thence North 60°40'26" East 16.11 feet to a concrete monument (#7245); thence North 61°25'29" East 83.85 feet to a concrete monument (#7245); thence North 60°21'46" East 99.88 feet to a concrete monument (#7245); thence North 62°47'28" East 100.17 feet to a concrete monument (#7245); thence North 59°55'39" East 99.89 feet to a concrete monument (#7245); thence North 63°18'14" East 99.40 feet to a concrete monument (#7245); thence North 62°41'06" East 100.00 feet to a concrete monument (#7245); thence North 63°15'29" East 100.00 feet to a concrete monument (#7245); thence North 61°35'27" East 99.88 feet to a concrete monument (#7245); thence North 67°03'12" East 100.24 feet to a concrete monument (#7245); thence North 62°28'35" East 100.00 feet to a concrete monument (#7245); thence North 61°19'51" East 100.04 feet to a concrete monument (#7245); thence North 61°07'56" East 100.93 feet to a concrete monument (#7245); thence North 59°40'03" East 100.02 feet to a concrete monument (#7245); thence North 61°23'10" East 100.00 feet to a concrete monument (#7245); thence North 61°22'07" East 100.03 feet to a concrete monument (#7245); thence North 60°11'01" East 100.00 feet to a concrete monument (#7245); thence North 57°19'22" East 100.18 feet to a concrete monument (#7245); thence North 64°11'24" East 100.18 feet to a concrete monument (#7245); thence North 61°00'50" East 99.65 feet to a concrete monument (#7245); thence North 63°03'46" East 99.36 feet to a concrete monument (#7245); thence North 64°06'46" East 99.34 feet to a concrete monument (#7245); thence North 65°09'45" East 99.36 feet to a concrete monument (#7245); thence North 67°47'58" East 98.85 feet to a concrete monument (#7245); thence North 69°29'27" East 80.98 feet to a concrete monument (#7245); thence North 69°50'16" East 18.75 feet to a concrete monument (#7245); thence North

73°10'12" East 98.54 feet to a concrete monument (#7245); thence North 73°19'53" East 98.66 feet to a concrete monument (#7245); thence North 77°36'19" East 99.95 feet to a concrete monument (#7245); thence North 77°36'27" East 200.00 feet to a concrete monument (#7245); thence North 78°10'50" East 100.00 feet to a concrete monument (#7245); thence North 77°02'05" East 100.00 feet to a concrete monument (#7245); thence North 78°10'50" East 100.00 feet to a concrete monument (#7245); thence North 78°11'18" East 99.91 feet to a concrete monument (#7245); thence North 77°51'24" East 100.00 feet to a concrete monument (#7245); thence North 78°42'58" East 30.99 feet to a concrete monument (#7245) marking the centerline of Old Centerville Road as located in 1920, as evidenced by a deep gully (as referenced in the following deed) and marking the most Westerly corner of property described in Official Records Book 1826, Page 589 of the Public Records of Leon County, Florida; thence leaving said maintained right of way boundary run South 73°49'34" East along said centerline 273.23 feet to a concrete monument (#7245); thence North 00°03'13" West 18.43 feet to a found iron rod and cap (# 3328) on the Northerly top of bank of the old abandoned Centerville Road marking the Southwest corner of property described in Official Records Book 1400, Page 1833; Book 1440, Page 113; and Book 1698, Page 560 of the Public records of Leon County, Florida; thence easterly along said Northerly top of bank of the old abandoned Centerville Road and said property as follows: South 73°58'16" East 174.68 feet to a found iron rod and cap (# 3328) on a non tangent curve to the left, thence easterly along said curve with a radius of 232.00 feet through a central angle of 32°42'33" for an arc distance of 132.45 feet (the chord of said arc being North 89°36'21" East 130.65 feet) to a found iron rod and cap (# 3328); thence North 73°23'58" East 46.08 feet to a found iron rod and cap (# 3328) on a non tangent curve to the left, thence northeasterly along said curve with a radius of 357.00 feet through a central angle of 14°32'22" for an arc distance of 90.59 feet (the chord of said arc being North 66°02'24" East 90.35 feet) to a found iron rod and cap (# 3328); thence North 58°53'04" East 91.36 feet to a concrete monument (# 7245); thence leaving said Northerly top of bank of the old abandoned Centerville Road run North 89°56'06" East along the North boundary of Section 15, Township 1 North, Range 1 East, Leon County, Florida, a distance of 491.38 feet to the POINT OF BEGINNING containing 505.46 acres more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

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James T. Roddenberry  
Surveyor and Mapper Florida  
Certificate No: 4261



## OWNERSHIP AFFIDAVIT & DESIGNATION OF AGENT

### I. Ownership.

I, Jason Ghazvini, hereby attest to ownership of the property described below:

Parcel I.D. Number(s) 1115204050000, 1115204100000

Location address: Canopy Planned Unit Development

\_\_\_\_\_ for which this Application is submitted.

The ownership, as recorded on the deed, is in the name of: Ox Bottom Mortgage Holdings, LLC

Please complete the appropriate section below:

NOTE: The person signing under section IV Acknowledgement, must be listed below as an officer or partner.

☐ Individual

☒ Corporation/Limited Liability  
Company (LLC)

☐ Partnership

☐ Government Entity

Provide Names of Officers/Members:

Behzad Ghazvini

Mehran Ghazvini

Jason Ghazvini

Justin Ghazvini

Provide Names of General Partners:

Dept. of State Registration No.:

L12000002771

Name/Address of Registered Agent:

Daniel Manausa, Esq.

1701 Hermitage Boulevard, Suite 100

Tallahassee, Florida 32308

### II. Designation of Owner's Agent. (Leave blank if not applicable)

As the owner of the above designated property and the applicant for which this affidavit is submitted, I wish to designate the below named party as my agent in all matters pertaining to the location address. In authorizing the agent named below to represent me, or my company, I attest that the application is made in good faith and that any information contained in the application is accurate and complete to the best of my knowledge and belief. (Note: Prior to the issuance of a building permit, the owner's agent must be the contractor listed on the permit application.)

Owner's Agent: Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.

Address: 106 E. College Avenue, Suite 700, Tallahassee, FL 32301

Contact Person: Erin J. Tilton, Esq.

Telephone No.: 850-580-7200

### III. Notice to Owner.

A. All changes in Ownership & Applicant's Agent prior to issuance shall require new affidavit. If ownership changes the new owner assumes the obligations and the original applicant is released from responsibility for actions taken by others after the change in ownership.

B. If the Owner intends the Designation of Applicant's Agent to be limited in any manner, please indicate the limitation below. (i.e., Limited to obtaining a certificate of concurrency for the parcel; limited to obtaining a land use compliance certificate; etc.)

## IV. Acknowledgement.

### • Individual

\_\_\_\_\_  
*Signature*

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

### • Government Entity

Print Government Name \_\_\_\_\_

By: \_\_\_\_\_  
*Signature*

Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Department: \_\_\_\_\_

### • Corporation/LLC

Ox Bottom Mortgage Holdings, LLC  
Print Corporation/LLC Name \_\_\_\_\_

By: \_\_\_\_\_  
*Signature*

Print Name: Jason Ghazvini  
Its: Manager  
Address: 4708 Capital Circle NW  
Tallahassee, Florida 32303  
Phone #: 850-514-1000

### • Partnership

Print Partnership Name \_\_\_\_\_

By: \_\_\_\_\_  
*Signature*

Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

## NOTARY INFORMATION (Please use appropriate block.)

STATE OF FLORIDA  
COUNTY OF LEON

### • Individual

Before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_ The foregoing instrument was acknowledged before me, by means of physical presence \_\_\_ or online notarization \_\_\_.

### • Government Entity

Before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared \_\_\_\_\_ as \_\_\_\_\_ and on behalf of \_\_\_\_\_, executed the foregoing instrument was acknowledged before me, by means of physical presence \_\_\_ or online notarization \_\_\_.

### • Corporation/LLC

Before me, this 10<sup>th</sup> day of June, 2026,  
personally appeared  
Jason Ghazvini \_\_\_\_\_ of  
Ox Bottom Mortgage Holdings, LLC \_\_\_\_\_,  
a Florida \_\_\_\_\_ corporation/  
(State)  
LLC, on behalf of the corporation/  
LLC, The foregoing instrument was  
acknowledged before me, by means  
of physical presence ✓ or  
online notarization \_\_\_.

### • Partnership

Before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
personally appeared \_\_\_\_\_,  
partner/agent on behalf of \_\_\_\_\_,  
a partnership, the  
foregoing instrument was  
acknowledged before me, by means  
of physical presence \_\_\_ or  
online notarization \_\_\_.

Franklin Michael Dimitroff  
Signature of Notary

FRANKLIN MICHAEL DIMITROFF  
Print Notary Name

NOTARY STAMP:

My commission expires: 10/22/29

Identification Method: ✓ Personally known.  
Produced I.D. – Type: \_\_\_\_\_

