



Agenda Item Summary

File #: 24-00513

Agenda Date: 6/25/2024

Agenda Item Name:

Public Hearing and Notice of Intent to Use the Uniform Method to impose Non-Ad Valorem Assessments for a Special Assessment District for Quail Street in Melrose.

Presenter:

Ramon D. Gavarrete, P.E.

Description:

Board consideration of a Resolution and Notice of Intent to establish a Special Assessment District to use an alternative surface treatment (chip seal) on NW Quail Street, to be funded through non-ad valorem assessments.

Recommended Action:

That the Board adopt the Resolution of Intent to Use the Uniform Method of Collection of Non-Ad Valorem Assessments for Roadway Improvements to Quail Street in Melrose, authorize the Chair to sign the Resolution and Notice of Intent and authorize staff to record the Notice of Intent and distribute the Notice pursuant to statute.

Prior Board Motions:

February 13, 2024, the Board directed staff to continue the process for a Special Assessment District for Quail Street and conduct a Property Owner Interest Poll.

May 14, 2024, the Board authorized staff to advertise a Public Hearing to consider a Resolution and Notice of Intent to Use the Uniform Method to impose a Non-Ad Valorem Assessment

Fiscal Note:

The funding source will be the Gas Tax Fund (Fund 149). The assessment will not be incurred until November, 2025 for the 2025-2026 fiscal year. The estimated cost for the improvements is \$74,459.00. Amortized over 10 years, this would equal an annual assessment of approximately \$930.74, per parcel, per year, not including any financing and interest costs

Strategic Guide:

Infrastructure

Background:

Quail Street is a public right-of-way, dedicated to the public by the Map of Melrose, recorded in Deed Book J, Page 847 of the Public Records of Alachua County, Florida. South of SR 26 Quail Street is an

unpaved lime rock road maintained by Alachua County Public Works. The portion to be chip sealed is approximately 900 feet in length and there are eight property owners abutting the portion of Quail Street which would be benefited by paving the street.

The County received a resident initiated Preliminary Special Assessment District Petition, signed by the requisite number of benefitted property owners, with the required application fee, requesting the County to initiate the process for the creation of a Special Assessment District for the purpose of improving the road with an alternative surface treatment (chip seal). The estimated cost for the improvements is \$74,459.00. Amortized over 10 years, this would equal an annual assessment of approximately \$930.74, per parcel, per year, not including any financing and interest costs.

On February 13, 2024, the Board directed County staff to conduct a Property Owner Interest Poll (the Poll), as required by Chapter 37 of the Alachua County Code. Staff prepared the Poll describing the improvement, showing the area to be specially benefitted, containing the estimated improvement cost and the allocation of the cost to each benefitted property owner. Staff mailed the Poll to all benefitted property owners and received a signed response from 87.5% (7 out of 8) of the benefitted property owners. 100% (7 out of 7) of the responding property owners have voted in favor of establishment of the Special Assessment District, exceeding the response requirement and affirmative vote requirement contained in Alachua County Code, Chapter 37.09.

On May 14, 2024, the Board adopted a resolution authorizing the advertisement of a Public Hearing to consider the establishment of a Special Assessment District to use an alternative surface treatment on Quail Street and Notice of Intent to use the uniform method for collecting non-ad valorem assessments. The hearing and notice were advertised for 4 consecutive weeks preceding this hearing on the Alachua County website.

If the Board adopts this resolution, the next step of the process to create the Special Assessment District is a final advertisement and hearing, at which time the Board will consider the inclusion of the special assessment on the ad valorem assessment roll to be adopted in September of 2025.

It is not anticipated that this roadway will qualify for the County's Graded Road Improvement Program in the foreseeable future. If the County establishes the Special Assessment District and improves the roadway, the County will continue to be responsible for maintaining the improved roadway.