



Agenda Item Summary

File #: 25-00448

Agenda Date: 6/10/2025

Agenda Item Name:

Acquisition of Newberry Rural Collection Center Site

Presenter:

Gus Olmos

Description:

Request approval of Contract to Purchase Real Property between Alachua County and City of Newberry.

Recommended Action:

Approve the Contract to Purchase Real Property; authorize the Chair to execute the Contract; delegate to the County Manager the authority to determine the suitability of the Property, and the authority to object to and accept Title Defects and Environmental Defects; and authorize the Chair, or the County Manager, or their designee, to sign any other documents, approved by the County Attorney, necessary to complete the transaction.

Prior Board Motions:

March 12, 2020-Approved construction of a new Rural Collection Center and Hazardous Waste Collection Facility in the western part of Alachua County

June 28, 2021-Directed staff to explore the option of locating the solid waste facilities in the Newberry Environmental Park

July 10, 2023-Directed staff to continue work on draft interlocal agreement for the location of both facilities at the Newberry Environmental Park

August 22, 2023-Directed staff to bring alternative options for the location of Solid Waste and Resource Recovery facilities

October 24, 2023-Directed staff to negotiate with the City of Newberry for the siting of both facilities in the Newberry Environmental Park

June 11, 2024-Directed staff to locate the Rural Collection Center at the Newberry Environmental Park and Hazardous Waste Collection Facility at the EcoLoop

Fiscal Note:

Purchase Price of Property	\$175,000
Appraisal (Santangini Appraisals, LLC)	\$5,300
Phase-I&II ESA Reliance Letter (GSE Engineering & Consulting, Inc.)	\$450
Legal and Title Insurance (Salter Feiber Law Firm)	\$2,050
Recording Estimate	\$100

Total Cost of Acquisition

\$182,900

The account for this purchase is 403.76.7610.534.61.00 project 9217601 with the account description of Land and there is \$194,350 in available funds in this account.

Strategic Guide:

All Other Mandatory and Discretionary Services

Background:

At the March 12, 2020, BoCC special meeting, staff identified capacity issues at the Hazardous Collection Facility (Leveda Brown Environmental Park) and the High Springs/Alachua Rural Collection Center and recommended the construction of new facilities in the western part of the County. The recommendation was approved by the Board as part of the Solid Waste and Resource Recovery 5Year Plan. Staff was not successful in locating a suitable location for the new Solid Waste and Resource Recovery facilities, and at the June 28, 2021, Joint Meeting with the City of Newberry, the city offered the possibility of locating the solid waste facilities at the proposed Newberry Environmental Park. On March 10, 2025, the City of Newberry agreed to sell 5 acres from the City's Environmental Park to the County at a cost of \$175,000.00.

Staff has identified a vacant 5 acre parcel in the Southwest corner of the Newberry Environmental Park, along County Road 337 (SW 266th St.) as suitable for the Rural Collection Center. The property has been appraised by Santangini Appraisals, LLC at a value of \$190,000, or \$15,000 over the purchase price.