



Special Assessment District

Quail Street - Melrose

Aachua County Public Works
Ramon D. Gavarrete, P.E.

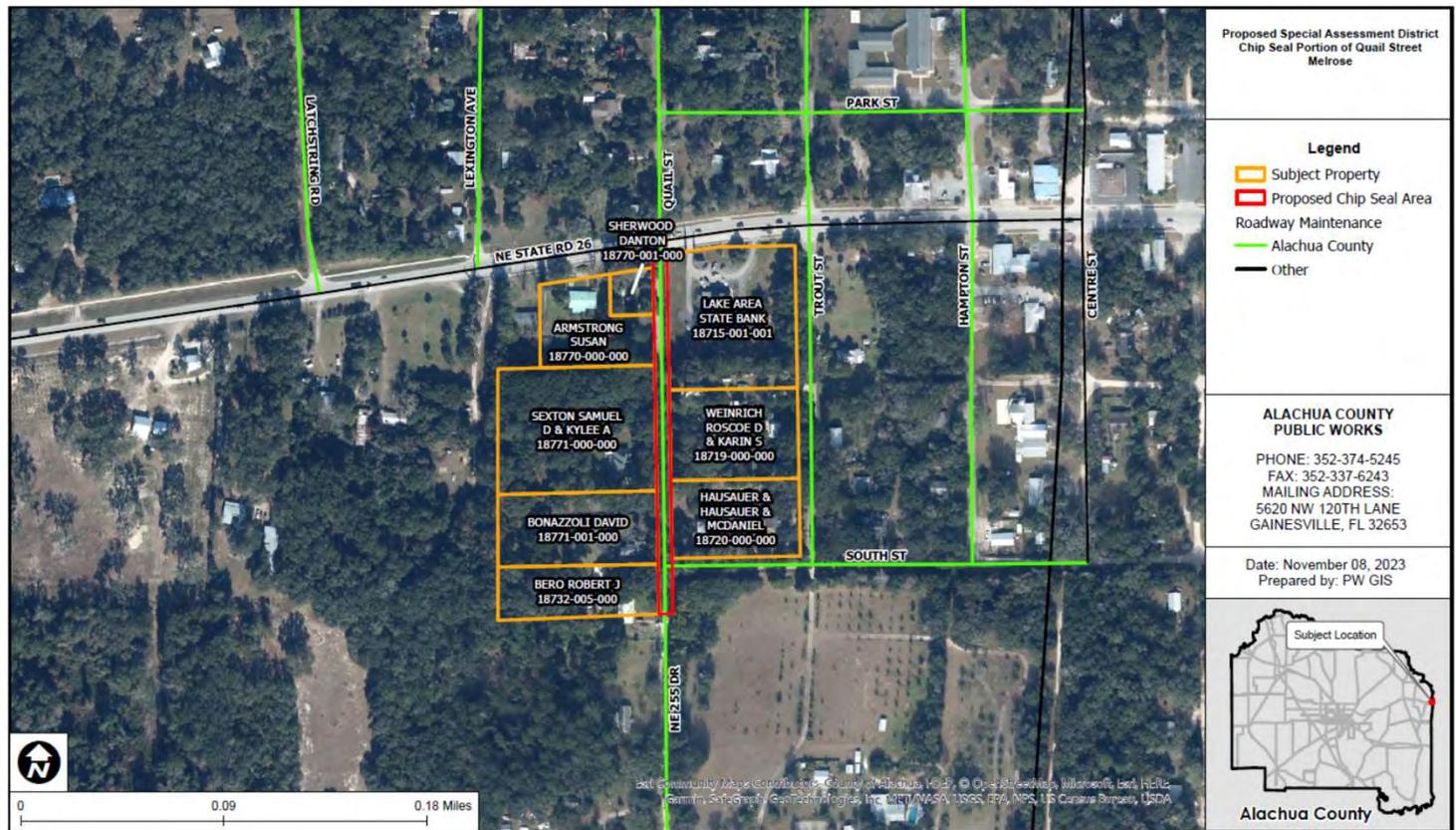
Background

- The creation of a Special Assessment District to make capital improvements and levy non-ad valorem assessments is governed by Florida Statutes, Chapter 197.3632 and the Alachua County Code of Ordinances, Chapter 37.
- Property owners along Quail Street, an unpaved public right-of-way in Melrose, submitted a Preliminary Special Assessment District Petition, signed by more than the required percentage of property owners (7 of the 8 total owners), requesting the creation of a Special Assessment District to pay for the chip seal paving of Quail Street.
- On February 13, 2024, the Board directed staff to conduct a Property Owner interest Poll. Seven of the eight (87.5%) property owners responded to the Poll, exceeding the required 60%. Of the responding property owners, all seven responding property owners responded in favor, and none opposed.
- On May 14, 2024, the Board authorized the advertisement of a Public Hearing to consider adoption of a Notice of Intent to establish the Special Assessment District.
- On June 25, 2024, the Board adopted a resolution stating its intent to use the uniform method of collecting non-ad valorem assessments for improvements to Quail Street, approving the estimated cost of the improvements (\$74,459.00), and authorizing the recording of a Notice of Intent.
- The chip seal project and accompanying drainage improvements were completed by Alachua County Public Works in April 2025.
- The estimated cost to grade and chip seal the existing lime rock road for an approximate distance of 825 linear feet was \$74,459.00 and the final actual cost for the improvements incurred by the County is \$62,133.16, or \$766.66 per parcel, per year.

Map and Properties Subject to Levy

(Southern R/W line of SR 26 to the Southern Property Line of Parcel 18732-005-000 ~ 825 ft)

- Chip Seal Surface extends ~ 15 ft to allow protection of southern edge.
- ~ 85 ft of asphalt millings were placed beyond the limits of chip seal.



Final Cost

Billing

DATE OF SERVICE: 7/8/2024 - 2/7/2025

CATEGORY: Road and Bridge
WORK DESCRIPTION: Seal - Fog or Chip

ADDRESS: Quail St. (NE 255 Dr.)

LOCATION:

WORK ORDER SUPERVISOR: Haines, Richard T

WORK ORDER

109194
STATUS

Closed

TOTAL DUE

\$62,133.16

Labor				
Position	Rate Type	Rate (avg)	Hours	Cost
EQUIP OPER I	Regular	32.8624	280.00	9,201.48
EQUIP OPER II	Regular	30.3954	149.50	4,544.11
EQUIP OPER III	Regular	37.8662	57.00	2,158.38
MAINTENANCE SUPV II	Regular	39.3373	5.00	196.69
ROAD MAINTENANCE TECH I	Regular	26.0228	27.00	702.61
ROAD MAINTENANCE TECH II	Regular	26.9066	220.00	5,919.44
Totals:			739.5	52,722.71

Contracted Labor				
Contractor ID	Contractor	Rate Type	Rate	Cost
Totals:				0

Equipment						
Rate Type	Equipment Type	Specification	Units	Hours	Rate (avg)	Cost
VENDOR	Make: DIAMOND		1.00 Each	24	0.000	133.00
VENDOR	DIAMOND CORE		1.00 Each	24	0.000	82.00
VENDOR	Make: HONDA		1.00 Each	24	0.000	70.00
VENDOR	REFUELING		1.00 Each	24	0.000	5.00
INTERNAL	Compactor, Hand	Miscellaneous Hand Held	1.00 Hourly	1	17.34	17.34
INTERNAL	Truck, Dump	: 14-CY	19.00 Hourly	130.5	38.41	5,012.77
INTERNAL	Compactor,	2013 BOMAG BW 120AD 4	2.00 Hourly	7.5	25.89	194.19
INTERNAL	Self Propelled	Broce RC-350 (disc. 2011)	1.00 Hourly	1	38.34	38.34
INTERNAL	Graders	CAT 160H (disc. 2007): 14 Ft	5.00 Hourly	25	26.30	657.40
INTERNAL	Excavator,	Hyundai R210LC-7A (disc.	5.00 Hourly	26.5	40.21	1,066.51
INTERNAL	Trailer, Equipment	Miscellaneous LEVEL 2 30:	2.00 Hourly	7	7.29	51.03
INTERNAL	Paver, Asphalt	Cedarapids CR452 (disc.	1.00 Hourly	6.5	54.03	351.18
INTERNAL	Truck, Pickup	4X4 1 3/4 362 CREW GAS:	22.00 Hourly	65.5	9.14	598.67

INTERNAL	Milling Machine		8.00 Hourly	24	376.91	9,045.84
INTERNAL	Truck, Pickup	4X4 1 1/2 362 CREW GAS:	3.00 Hourly	6	9.14	54.84
INTERNAL	Compactor,	Essick VR-54TEDD (disc.	2.00 Hourly	3	12.20	36.61
INTERNAL	Truck, Dump	Miscellaneous 6X4 12YD	1.00 Hourly	4.5	37.98	170.89
INTERNAL	Loader, Crawler	Caterpillar 963C (disc.	11.00 Hourly	72	30.65	2,206.66
INTERNAL	Truck, Pickup	Miscellaneous 4X2 1/2 160	10.00 Hourly	24	9.14	219.36
INTERNAL	Truck, Water	Miscellaneous 882 DSL 6X4	1.00 Hourly	3	24.46	73.39
Total						120,084.02

Material						
Material Details			Usage		Total	
Source	Material Id	Description	UoM	Amount Used	Unit Cost	Cost
Hauge Warehouse	W685	Seed, Grass, Rye/Bahia mix	EA	1	125.0000	125.00
Vendor		78 GRANITE	EA	39.82	1.0000	2,586.30
Vendor		89 GRANITE	EA	20	1.0000	1,300.00
Vendor		89 GRANITE	EA	20	1.0000	1,300.00
Vendor	Invoice #	89 GRANITE	EA	20	1.0000	1,300.00
Vendor	Invoice# 12	#78 GRANITE	EA	20.18	1.0000	1,311.70
Vendor		Sod:Zoysia El Toro	EA	3	1.0000	502.33
Vendor	Invoice	Chip Seal/Fog Seal	EA	1	2.0000	10,857.00
Yard	W701	DIR/Top Soil	TN	10	4.2100	42.10
Total						519,326.43

Quail Street north view from South Street



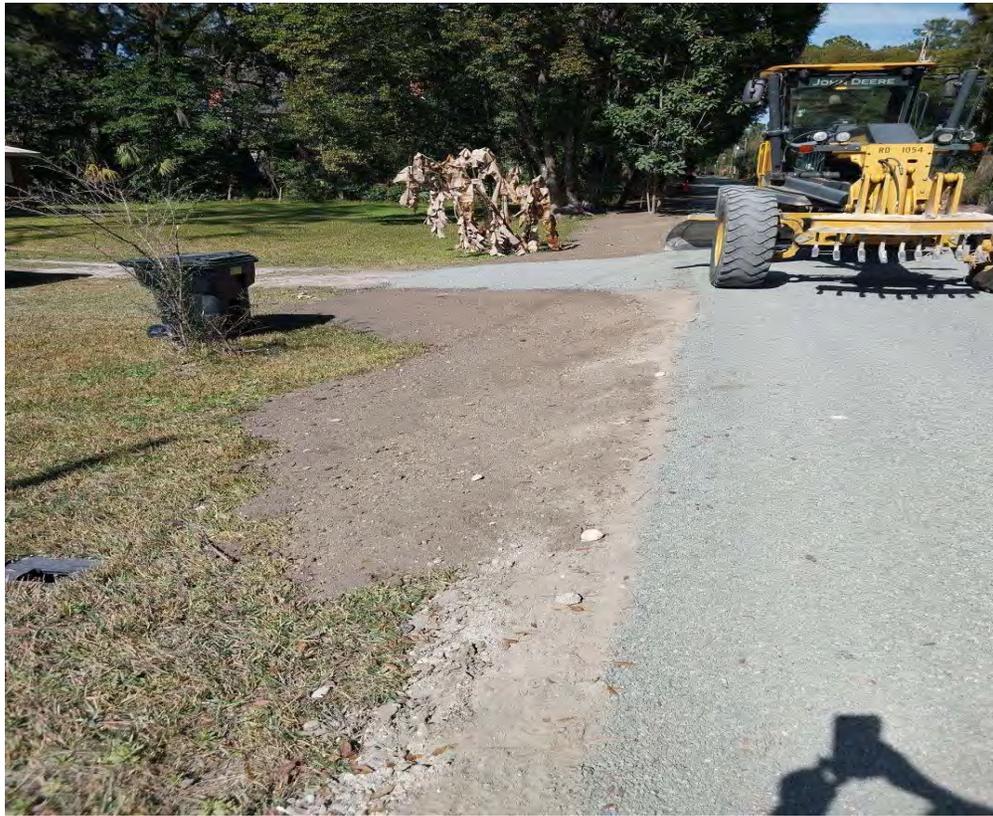
Intersection with South Street



Shoulder Improvement



Shoulder Improvement



Finished Surface



Finished Surface and Shoulder



Recommended Motion

Adopt the resolution establishing and imposing a non-ad valorem assessment for roadway improvements to Quail Street, specifying the unit of measurement for the assessment and the amount of the assessment.

