

Board of County Commissioners

Workshop

Date of Meeting: March 4, 2010

Date Submitted: February 26, 2010

To: Honorable Chairman and Members of the Board

From: Benjamin H. Pingree, County Administrator
Heather J. Encinosa, County Attorney
Commissioner Brock

Subject: Workshop to Discuss the Use of MSBU's for Neighborhood Improvements, Facilities, and Programs

Statement of Issue:

This workshop is intended to allow the Board to further discuss the use of MSBUs for Neighborhood Improvements, Facilities, and Programs.

Background:

Section 197.3632, Florida Statutes, requires that the County holds a public hearing and adopts a resolution of intent to use the uniform method of collection prior to January 1, 2010, or if the Tax Collector and Property Appraiser agree, this date can be extended until March 1, 2010.

On December 8, 2009, the Board directed County staff and the County Attorney to reach out to Tax Collector and Property Appraiser and obtain extensions to the March 1 date, advertise the public hearing, and schedule the public hearing to consider the Resolution of Intent before March 1, 2010.

Subsequently, in late December 2009, the County Administrator and County Attorney met with the Property Appraiser and Tax Collector and both constitutional officers willingly consented to the March 1 extension. On January 11, 2010, the Board approved the extension agreements with the constitutional officers.

On February 16, 2010 the Board held a public hearing and adopted Resolution #10-08, Intent to Use the Uniform Method of Collection of Assessments to fund neighborhood improvements, facilities, and programs. Some improvements include road paving, road maintenance, sidewalks, street lighting, and beautification.

Analysis:

The ability exists for Wakulla County to use the MSBU process to enable neighborhoods to have a way to improve their roadways, sidewalks, lighting, beautification, and other neighborhood facilities.

In the event the County elects to move forward with such a process, the next step is to develop and adopt a master assessment ordinance that will establish the procedures for the imposition of both

capital and service assessments. A proposed draft is included as Attachment #1. In order to provide maximum flexibility, the attached ordinance was drafted to allow the BoCC to utilize this document for any type of special assessment project – fire, solid waste, stormwater -- not just neighborhood improvements. If the BoCC desires to limit this ordinance to neighborhood improvements, the County Attorney will need to revise the attached ordinance.

The BoCC has previously mentioned including either an informal neighborhood petition process or a formal neighborhood voting requirement for neighborhood improvement assessment programs. Some samples of these types of provisions are included as Attachment #2.

Once the BoCC finalizes the master assessment ordinance, the next steps to implementing a neighborhood assessment program are:

- (1) Neighborhood satisfies petition procedures, if any
- (2) Assessment methodology and rate development
- (3) Adoption of Initial Assessment Resolution
- (4) Provision of Statutory Required Notice per section 197.3632, F.S.
- (5) Hold Public Hearing and Adopt Final Assessment Resolution
- (6) Certify Assessment Roll

Attachments:

1. Draft Proposed Master Ordinance
2. Examples for Citizen Petition/Voting