

**Official Minutes of  
MARION COUNTY  
BOARD OF COUNTY COMMISSIONERS**

February 2, 2022

**CALL TO ORDER:**

The Marion County Board of County Commissioners met in a workshop session at 2:41 p.m. on Wednesday, February 2, 2022 at the Marion County Governmental Complex located in Ocala, Florida.

**INTRODUCTION OF WORKSHOP BY CHAIRMAN CARL ZALAK**

Chairman Zalak advised that the workshop was scheduled this afternoon to discuss Strategic Planning.

The Deputy Clerk received a 41 page Agenda packet to follow along with the PowerPoint presentation.

**PLEDGE OF ALLEGIANCE**

The meeting opened with the Pledge of Allegiance to the Flag of our Country.

**ROLL CALL**

Upon roll call the following members were present: Chairman Carl Zalak, District 4; Commissioner Kathy Bryant, District 2; Commissioner Jeff Gold, District 3; and Commissioner Michelle Stone, District 5. Vice-Chairman Craig Curry, District 1, appeared telephonically. Also present were Clerk Gregory C. Harrell, County Attorney Matthew G. Minter, County Administrator Mounir Bouyounes, Assistant County Administrator (ACA) Angel Roussel and ACA Tracy Straub.

**STAFF PRESENTATION**

1. Introduction – Mounir Bouyounes, P.E., County Administrator

The following recommendation was presented by County Administrator Mounir Bouyounes:

Description/Background: On January 26, 2021, the Board of County Commissioners held their Strategic Planning Workshop for Fiscal Year 2021/22, during which time, several items were discussed with further direction from the Board for evaluation and implementation.

Since then, an update agenda item was presented on April 20, 2021 as a follow up to the Strategic Planning discussion.

Following is a status update related to key items discussed by the Board:

1. Timucuan (Bird Island) Causeway Project
  - a. Staff is pursuing a passive system solution which is to replace the existing culverts/pipes.
2. Tourist Development Initiatives
  - a. Ocala/Marion County rebranding project is underway with anticipated completion in Summer 2022.
  - b. Equine Project in collaboration with Ocala Metro Chamber and Economic Partnership (CEP) is included in FY 2022 budget to install downtown plaques and develop a farm tour application for the County.
  - c. Regionalism with Alachua County is under way.

February 2, 2022

3. Reserve Policy

- a. During the FY 21/22 Budget Workshop, Ms. Fowler stated that twenty percent (20%) is the goal; no need to revise the current policy.

4. Interlocal Agreements

- a. Law dispatch unit location at PSC completed on October 5, 2021.
- b. Budget Services Agreement completed on January 18, 2022.
- c. Payroll Services Agreement completed on February 1, 2022.
- d. Emergency Management Agreement is ongoing.
- e. Jail Operation Agreement is ongoing.
- f. Animal Services Agreements have been signed with four (4) municipalities; Belleview, Dunnellon, McIntosh, and Reddick. Staff is still working on an agreement with the City of Ocala.

Budget/Impact: None.

Recommended Action: For information only.

County Administrator Mounir Bouyounes provided status updates to the key items discussed at the 2021 Strategic Planning workshop. He advised that last year the Board discussed issues at Lake Weir and the Causeway leading into Bird Island relating to circulation in the lake. The elevation of the pipes currently in place under the roadway stop the circulation of the lake when water levels are low. Mr. Bouyounes stated staff has considered both an active system (installing a pump to move water from one side to the other) and a passive system (rebuilding the road and creating a bridge or additional culverts to lower elevation). Upon staff discussion with the Water Management District, it was determined that an active system would be challenging to permit; therefore, staff is focusing on a passive system. He advised that the goal is to include this project in the budget so it can move forward.

Chairman Zalak questioned if the plans previously provided to the Board would be used. Mr. Bouyounes opined that any plans involving a pump will not be feasible.

ACA Tracy Straub advised that the Water Management District is concerned that pumping the water will impact the healthier part of the lake and are requiring modeling be provided to demonstrate the pumping impact. She stated the amount of modeling that would be required is not realistic and based on staff conversations with the Water Management District it is not likely they will be cooperative, noting the District kept encouraging the County to rebuild.

Commissioner Stone questioned if the rebuild could be completed as a Municipal Service Taxing Units (MSTU) project. Ms. Straub stated based on previous Board direction staff has requested funding from the Water Management District, but were not successful. She advised that this is a structural rebuild in their opinion and is not a water quality benefit project.

Mr. Bouyounes advised that this project would be difficult to qualify for an MSTU or Municipal Service Benefit Units (MSBU). He stated the project would qualify to be funded by grants and by the Stormwater Assessment.

In response to Commissioner Gold, Ms. Straub stated septic to sewer was an item discussed last year and the "Save Lake Weir" organization has taken an active interest in that project. The organization is attempting to pursue a specific septic to sewer project on the north side of the lake and is looking to use the MSBU process as the funding mechanism.

Chairman Zalak questioned if a passive project would mean a redesign of the existing pipes. Ms. Straub advised that it could either be redesigning the pipes or creating a

bridge/open deck structure, noting a consultant is in the process of evaluating what would be the best option.

Commissioner Bryant commented on the ongoing issue and discussions that have taken place relating to the Bird Island Causeway, noting funding has been what is keeping staff from moving forward with a solution.

In response to Commissioner Stone, Chairman Zalak advised that the cost of creating a passive system is over \$380,000.00.

Ms. Straub clarified \$380,000.00 is the cost for relocation/replacement of the existing culverts, noting if the Board decides to move forward with a bridge deck it will increase the cost. She stated the shallowness of the lake in this area creates challenges for the culvert system, which requires constant maintenance.

Mr. Bouyounes advised that this project is only one small piece of different issues the County has around Lake Weir.

Commissioner Bryant commented on the importance of Lake Weir in the community and the need to ensure the lake is healthy.

Mr. Bouyounes addressed Tourist Development and advised that staff is moving forward with the rebranding of the Tourist Development Council (TDC) and community. Soon, staff will be bringing forward different Options for the Boards consideration. He stated the County has a project in collaboration with the Ocala Metro Chamber and Economic Partnership (CEP) to develop a farm tour application for Marion County and to do some work Downtown to display the County's equine industry. These projects will be included in the 2022 budget. Mr. Bouyounes advised that discussions are taking place with Alachua County staff to coordinate regional tourism, which is a huge opportunity.

Mr. Bouyounes stated the fund balance policy currently in place addresses the required Reserves, which is at the appropriate level.

Mr. Bouyounes provided a brief update on the status of Interlocal Agreements in place with surrounding municipalities and Constitutional Offices.

**UPDATE:** Marion County Tax Collector George Albright presented a 1 page handout entitled, "Marion County Tax Collector Revenue Increases 2020 to 2021" and provided a brief overview of the fees collected by the Tax Collector.

## 2. Financial Projection – Audrey Fowler, Budget Director

Budget Director Audrey Fowler presented a 13 page handout entitled, "Marion County Board of County Commissioners Strategic Planning Workshop Financial Projection" to follow along with the PowerPoint Presentation. She addressed new construction and overall taxable values, noting the lag time before new construction shows on the County's tax rolls. Ms. Fowler advised that the allowable annual increase on a Homesteaded property is either the Consumer Price Index (CPI) or 3 percent (%), whichever is less. For Marion County last year the CPI was 1.8%, this year the CPI is 7%; therefore, all homestead properties will probably have a 3% taxable increase. She advised that the State of Florida's early estimates from August 2021 were an 8.9 % increase in property values for 2022-23, but with the 3% cap and new construction the projected amount may be too low. The projections on slide 2 does not take into consideration changes in programs or significant changes in salaries above and beyond growth and inflation.

Ms. Fowler addressed the ½ cent sales tax (slide 3) as it relates to inflation, noting the higher the price of goods the more revenue the County collects in taxes.

Ms. Fowler commented on the State Shared Revenue (slide 4) differences from fiscal

February 2, 2022

year (FY) 2016-17 to 2025-26. She stated the COVID-19 event in FY 2019-20 had a small impact, noting the County recovered and experiences growth as if it had not occurred.

Ms. Fowler advised that the Communications Services Tax (slide 5) declined a few years ago and has remained flat at that level. She stated staff is anticipating this to be a flat revenue going forward, unless there is a Legislative change in this revenue source.

Commissioner Bryant questioned if the Communications Services tax will increase with more people moving to Marion County. Ms. Fowler stated there is some questions about the collections of this tax, noting it is unclear how much is collected from cellular phones versus landlines.

Ms. Fowler addressed the General Fund Financial Forecast for FY 2016-17 through 2025-26 (slide 6), which takes into consideration the expenditures and projected revenues. She advised that there was an influx in the FY 2020-21 budget as a result of the Coronavirus Aid, Relief, and Economic Security Act (CARES ACT) funding being deposited into the General Fund, noting these funds have carried over into FY 2021-22 and by FY 2022-23 those funds will no longer be present. The American Rescue Plan (ARP) funds were placed in a separate fund; therefore, they will not show in the General Fund Revenue.

Ms. Fowler advised that during the COVID-19 event there was a significant hold back in expenditures by the County, Constitutional Officers, and Operating Departments. As a result of the underspending the Fund Balance at the end of FY 2020-21 was \$16,000,000.00 more than anticipated. She stated \$2,000,000.00 of those funds is recurring revenue in the form of Sales Tax and State Shared Revenue. The remaining amount is non-reoccurring funds. Ms. Fowler recommended \$2,400,000.00 be placed in Reserve for Cash Carry Forward to ensure the fund balance policy is whole, noting the remaining balance will not be expended until a determination is made by the Board on how to move forward with those funds.

In response to Commissioner Stone, Ms. Fowler reiterated there was \$16,000,000.00 more than originally anticipated in the General Fund, noting some of these funds were returned with Budget Amendment Resolutions. There was approximately \$1,400,000.00 of excess revenue returned to departments and the Clerk's Office for ongoing projects.

Ms. Fowler stated if the taxable value continues at the current rate and growth and inflation remains on par there could possibly be the option to reduce the millage, depending on policy decision and direction from the Board, particularly in terms of Human Resources and health insurance.

Ms. Fowler advised that due to growth and inflation there could be a reduction of millage for the Fine and Forfeiture Fund as the taxable value increases, noting there are a lot of stagnant expenditures in this fund. She stated there was an increase in the Fine and Forfeiture Fund balance and an increase in millage going into the FY 2019-20 due to the transfer of Juvenile Detention to this fund.

Ms. Fowler addressed the MSTU for Law Enforcement (slides 9 and 10) and advised that based on the decisions made by the Board earlier in the year the fund balance will be adequate to maintain the fund balance in the Reserve for Cash Carry Forward without having to utilize new property tax values to make them whole this year. She stated this is the first year Public Safety Communications (PSC) will be all call taking when the cost allocation methodology is applied. The numbers may fluctuate, but should come into a levelized plan going forward. Ms. Fowler advised that the millage rate will depend upon maintaining the Reserve for Contingencies and funding requests at the appropriate levels to ensure this line remains tangent.

Ms. Fowler addressed the Fire Rescue and EMS Fund (slides 11 and 12) and advised

that the goal of the BCC several years ago was to set a millage and an assessment that would be good for 5 years, noting the dollars and values are staying in line, but due to growth and property tax values in FY 2024-25 the assessment will not be proportionate anymore. She stated the Board will have to consider adjusting the assessment, millage or both to ensure they are proportional according to the rate studies. Ms. Fowler advised that the Special Assessment does not grow at the same rate as taxable values because it is based on new lots. She stated changes to personnel could impact the Fund balance, but there is adequate Reserves available to absorb some changes.

Ms. Fowler requested guidance from the Board on how to move forward with the \$3,900,000.00 in Reserve for Contingencies, which is separate from the Cash Carry Forward.

In response to Commissioner Stone, Ms. Fowler advised that the Board does not have a policy in place for the appropriate Reserve for Contingencies amount, noting there is a policy in place for the Cash Carry Forward. She stated the \$3,900,000.00 currently in the fund is non-recurring revenue.

Mr. Bouyounes stated some of those funds are reoccurring and are set aside for the compensation study.

Ms. Fowler clarified that the funds to address employee compensation were set aside in a separate account and are not included in the \$3,900,000.00.

General discussion ensued.

Mr. Bouyounes advised that there is approximately \$2,100,000.00 of reoccurring revenue that has not been allocated by the Board.

Commissioner Bryant requested the Board consider using these funds to compensate employees rather than having them wait until their pay for performance raises.

In response to Commissioner Stone, Chairman Zalak advised that the Classification and Compensation Study update is on the Agenda to be discussed today, but can be addressed at this time.

6. Classification and Compensation Study Update – Amanda Tart, Executive Director of Administrative Services

The following recommendation was presented by Executive Director of Administrative Services Amanda Tart:

Description/Background: Marion County hired Evergreen Solutions to perform a compensation study which includes a comprehensive review of the county's pay grades, benefits, job descriptions, pay classifications, and minimum wage implementation.

In late 2021, employees and managers completed a job analysis (JAT) on each job within Marion County's classification plan. These JAT's have been reviewed and scored by Evergreen and compensation and benefits data has been collected from other counties and municipalities. The Evergreen Solutions team is in the process of completing a final solutions file to present to the Marion County Board of County Commissioners at an upcoming workshop scheduled for March 2, 2022. In addition to this compensation study, the Office of Environmental Services has contracted with Evergreen Solutions to provide a workload study of their current operations.

Budget/Impact: None.

Recommended Action: For information only.

Executive Director of Administrative Services Amanda Tart, advised that she does not

February 2, 2022

have numbers available today, but can provide an update on the study. She stated on March 2, 2022 a workshop is scheduled with Evergreen Solutions, who will be presenting the full plan with numbers and several Options for Board consideration.

Commissioner Bryant stated based on her understanding Marion County is considerably below market value on all positions. Ms. Tart concurred and provided a brief overview of the scoring process.

Commissioner Bryant stated the County is 6 months into the FY and suggested providing employees with 3% pay increases.

Commissioner Stone advised that the Compensation Study is supposed to be brought back before the Board on March 2, 2022.

Mr. Bouyounes clarified that March 2, 2022 is the workshop, but he is hoping to have the information prior to that date to allow one-on-ones with each commissioners prior to the workshop.

Commissioner Stone stated staff has already received 1% pay increases and she is in support of providing the additional 2% at this time.

Commissioner Bryant advised that since the County is 6 months into the FY, the funds are only needed for the remaining 6 months.

Mr. Bouyounes stated a 1% pay increase to all BCC employees would cost \$350,000.00 for the full year, a 2% pay increase for the remaining 6 months is also \$350,000.00.

Commissioner Stone advised that the proposed pay increase would not include the Constitutional Officers.

Chairman Zalak stated the 2% pay increase would be ongoing and increase salary costs by \$900,000.00.

Commissioner Stone expressed support for waiting to make any changes until the salary study comes back to the Board.

General discussion ensued.

Ms. Tart advised that the consultants for the Compensation Study will provide different options to the Board relating to possible salary changes and the timeline for implementation. She commented on the compensation philosophy and where the County would like to be in the market, noting the Board has to decide if they want to be in line with the market average or a leader in certain areas.

In response to Ms. Tart, Chairman Zalak stated the Board needs to know the current employee rates, what it will look like with the 2% and what it would be at the market rate.

General discussion resumed.

Ms. Fowler advised that \$4,000,000.00 the County received in turn back funds was from salaries and benefits, which was primarily because of understaffing. She stated Marion County is not competing to get qualified personnel and it is impacting operations.

Commissioner Stone requested a list be provided with the Compensation Study showing the current employee, date of their last review and how they were rated.

Chairman Zalak directed staff to reach out to the Constitutional Officers to determine where they are at and issues they are experiencing, as well as how many vacant positions there are in each Department.

Clerk Harrell expressed appreciation to the Board for conducting the study and stated he is waiting for the results to see how in line the Clerk's Office is as it relates to compensation.

Commissioner Gold questioned if the Board would have to submit public records requests for information from all the Constitutional Officers, similar to what is required per Florida Statute for the Marion County Sheriff's Office (MCSO). Mr. Minter stated all Constitutional

Officers are subject to public records request requirements.

Mr. Bouyounes advised that staff can set aside the \$2,100,000.00 in recurring revenue until a workshop can take place. Chairman Zalak concurred.

General discussion resumed.

3. Animal Services and Fleet Facilities Update – Angel Roussel, Assistant County Administrator of Public and Environmental Services

The following recommendation was presented by ACA Angel Roussel:

Description/Background: During the past few years, County staff has presented deficiencies and needed improvements related to the Animal Services and Fleet Facilities. The Board has approved funding allocations to improve both facilities. The funding is planned from Fiscal Year 2022 to Fiscal Year 2024. Considering the potential value of the current Fleet site, the Board directed to find a new site for Fleet and sell the current site once construction is finalized. In addition, within the last year, there have been several Board discussions related to future landfill capacity. Considering those three (3) topics and the current conditions, this presentation provides several opportunities that had not been considered in the past. The opportunities will include alternative funding mechanisms for the Fleet facility, alternatives for the Baseline Landfill, and alternative improvements for the Animal Services Facility.

Budget/Impact: None.

Recommended Action: For information only.

ACA Angel Roussel advised that the presentation will start with some facts related to the Fleet and Animal Services Facility improvements and the budgets as they exist today and then conclude with some new opportunities for Board discussion and direction. He stated the current funding budgeted for construction from the General Fund for the Fleet Management facility is \$350,000.00 in FY 2023 and \$5,000,000.00 in FY 2024. These figures are an estimate and will depend on market conditions at the time of construction. Mr. Roussel advised that at a previous Board meeting the BCC requested staff research a new site in order to allow other development to take place at the current Maricamp site, noting the site received an appraisal value of \$3,850,000.00 on September 21, 2021. He stated staff has identified a new site near the Ocala Recharge Park. The current owner has expressed interest in a land swap for 29 acres of land owned by Marion County on NE 49<sup>th</sup> Street and Old Jacksonville Road. A tentative agreement, subject to due diligence, has been reached, which will be brought before the Board for final approval.

Mr. Roussel advised that the current funding budgeted for the Animal Services Facility is coming from the Infrastructure Surtax, noting \$182,857.00 is allotted in the current FY for design and \$2,550,000.00 in the next FY for construction. He stated the concept plan included improvements to the surgery area, additional office space and additional kennels. The Facilities Department has taken the initial steps associated with the design of the improvements, but are not moving forward without Board direction. Mr. Roussel advised that Animal Services staff has done an amazing job transitioning to a no kill facility; however, there are many challenges they still face day-to-day. Currently, the Department is operating out of 3 different locations, which impacts efficiency. Staff is split between the main shelter, trailers at the land fill, and traveling approximately 4.5 miles to Shocker Park, where farm animals are housed. He commented on the challenges faced by the Animal Services Department.

Mr. Roussel stated approximately 80% of the services provided by Fleet Management

February 2, 2022

are for Enterprise Fund Departments, noting those Departments are not charged any capital related fee or facility replacement fee. The Board could choose to fund the Fleet Management Facility based on the user percentage. He advised that if the Board moves forward with that option approximately \$4,000,000.00 can be moved from the General Fund for the Fleet Facility.

Mr. Roussel addressed the possibility of reconfiguring the Baseline Landfill, noting while this is not something being discussed today the Board may want to consider the long term vision for the property. There is potential to expand the landfill on either side, but in order to expand to the east, the existing facilities would have to be relocated including the Animal Center. He advised that staff is working on scheduling a Solid Waste Master Plan workshop next month.

Mr. Roussel advised that the County received a recent land donation of 14 acres near Coehadjoe Park, noting the size of the parcel would provide the opportunity for the County to consolidate all the Animal Services activities on one property. He commented on different funding mechanisms for the potential new Animal Services Facility.

Commissioner Stone questioned the cost associated with building a new facility on the 14 acre parcel near Coehadjoe Park. Mr. Roussel advised that an estimate has not been obtained, but he did tour the new Lake County facility. The Lake County facility, which opened roughly 1 year ago, cost approximately \$9,000,000.00.

Commissioner Bryant commented on the possibility of reaching out to community partners for assistance.

Chairman Zalak stated he has a list of work groups he wants to divide among the Board at the end of today's workshop to address some of these long term projects.

Commissioner Gold out at 3:48 p.m.

In response to Commissioner Bryant, Mr. Roussel advised that the site the County would receive in the land swap is roughly 18 to 19 acres and the property the other party is interested in is approximately 29 acres. The Current Fleet Management site is 14 to 15 acres and includes Fire Rescue and the Compressed Natural Gas (CNG) station.

Facilities Management Director Jared Goodspeed stated Fleet Management is utilizing 2/3 of the existing site, noting the Department will need roughly 14 to 15 acres to ensure future expansion if necessary.

In response to Commissioner Bryant, Commissioner Stone clarified that the site being discussed for Fleet Management is not the same as the site for Animal Services.

General discussion ensued.

Mr. Roussel questioned if staff should hold off on moving forward until the committees are in place and the best location for the projects are determined, as well as if community partners will be involved.

In response to Commissioner Bryant, Mr. Roussel stated it is unclear what the ideal size is for an Animal Services facility, noting Lake County's facility is approximately 7 acres and there are not a lot of farm animals.

Chairman Zalak questioned if the Board was leaning more towards building a new Animal Services facility or expending the existing site. Commissioner Bryant requested Animal Services staff come back before the Board to provide a list of priorities in order to maintain at the current location. She commented on the length of time it will take to build a new facility.

Chairman Zalak directed staff to bring back a priority list for the next 24 to 36 months. It was the general consensus of the Board to agree.

In response to Chairman Zalak, Mr. Roussel stated the Lake County design plan could



be used to get an idea of the cost associated with the project.

Chairman Zalak questioned the current cost for construction. Mr. Goodspeed advised that estimated cost per square foot for commercial construction is approximately \$375.00.

General discussion resumed.

In response to Commissioner Curry, Mr. Bouyounes advised that the Board does not have any time restrictions on expending the Sales Surtax funds. He confirmed that the Board's direction is to bring back of a list of urgent improvements needed.

Chairman Zalak stated the upcoming Solid Waste workshop will provide the Board with more information to allow them to make a decision on how to move forward with that site.

In response to Commissioner Stone, Chairman Zalak advised that the Board has 2 options as it relates to Fleet Management: 1) when Fire Rescue vacates the existing site the County can rebuild on that property; or 2) the property can be sold and operations can be shifted to a new location.

Commissioner Bryant advised the current location is prime real estate, noting the County has said in the past that they do not want to occupy prime real estate locations. She requested staff create a financial analysis for both options.

Commissioner Stone expressed support for completing the land swap and building a new facility.

Chairman Zalak addressed the rising cost of construction and the impact it will have on the new facility.

In response to Commissioner Bryant, Chairman Zalak directed staff to bring back a financial analysis for both Fleet Management options.

Mr. Roussel questioned if the funding for the facility would come from the General Fund or be shifted to a cost allocation approach. It was the general consensus of the Board for staff to include the different financial options with the facility analysis.

In response to Chairman Zalak, Mr. Roussel advised that the Enterprise Fund Departments were told over a year ago that cost allocation was something that may be coming in the future.

Mr. Bouyounes advised that a land swap will not cost the County anything, noting the value of the Industrial land the County is receiving is a higher value than the property being provided by the County. He recommended the Board move forward with the land swap. It was the general consensus of the Board to agree.

Commissioner Bryant out at 4:12 p.m.

#### 4. Health Self – Insurance Update – Sheri Wiley, Risk Manager

The following recommendation was presented by Risk Management Director Sheri Wiley:

Description/Background: Marion County completed the first full year of Health self-insurance on September 30, 2021. Staff will provide an update on the first year operating balance, current year projections, and future actuarial funding recommendations. Member enrollment consists of 2,556 employees and 3,192 family members for a total membership of 5,692.

Staff will also present information on the Employee Medical Center with Heart of Florida usage, Wellness program statistics, Group claims experience, and COVID claims impact to the overall claims experience.

Budget/Impact: None.

Recommended Action: For information only.

Risk Management Director Sheri Wiley provided a brief over view of the County's first year of self-insurance, current year projections and future actuarial funding

February 2, 2022

recommendations.

Commissioner Bryant returned at 4:15 p.m.

Commissioner Stone out at 4:15 p.m.

Ms. Wiley advised that there were 3,628 distinct members with some type of COVID-19 claim and 16,017 claims/services relating to COVID-19 totaling \$6,268,589.00. She stated \$2,400,000.00 COVID-19 claims through March of 2021 were funded, noting the County does have the funds to pay the remaining claims.

Ms. Wiley commented on the claim differences from January of 2020 to December of 2022. She stated in FY 2020-21 there was \$35,454,473.00 in premium income and a balance forward in the amount of \$1,468,359.00 for a total income of \$36,922,932.00. The total disbursement was \$33,078,539.00, which resulted in an operating gain of \$3,844,293.00. Ms. Wiley advised that every year the County has to send a letter to the State showing the operating plan and current status. She stated if the required 60 day claim reserve is not met Staff has to send a letter showing where those funds can be transferred from if necessary.

Ms. Wiley stated based on the claims received through December 2021 projections show a 9% increase to fund the full reserves.

In response to Commissioner Bryant, Ms. Wiley stated when the actuarial numbers were compiled prior to going self-insured the increase would have been approximately 14%. She advised that the County has received roughly \$600,000.00 in pharmacy rebates.

Commissioner Stone returned at 4:18 p.m.

General discussion ensued.

Ms. Wiley advised that the Board could decide to fund the remaining COVID-19 claim.

Commissioner Bryant questioned if the payment would come from the CARES ACT funds. Mr. Bouyounes recommended not using CARES ACT funding, but instead utilizing \$1,000,000.00 from the one time funds the County has to fund the Self Insurance Reserve.

In response to Commissioner Bryant, Mr. Bouyounes advised that there are no longer any restrictions on how the CARES ACT funds can be used.

Ms. Wiley advised that going forward the required reserves will likely increase and encouraged the Board to consider completely funding the Reserve, which would leave the County with only the true claims costs each year.

In response to Mr. Bouyounes, Ms. Wiley stated \$5,400,000.00 would need to be in the Self Insurance Reserve in order to consider it completely funded, noting this number could change based on claims.

Commissioner Stone questioned when the next report has to be sent to the State. Ms. Wiley advised that the County is required to report to the State 90 days after the end of the FY.

General discussion resumed.

Commissioner Gold returned at 4:29 p.m.

5. County and City Development Projects – Tracy Straub, Assistant County Administrator of Public Works and Growth Services

The following recommendation was presented ACA Tracy Straub:

Description/Background: Residential development projects that have been approved within the last five (5) years, throughout the County and within the City of Ocala, have been mapped. This map and the number of units approved will be shared for the Board's consideration

Budget/Impact: None.

Recommended Action: For information only.

ACA Tracy Straub presented a 3 page handout and eight 11x17 inch maps showing approved residential development projects within Marion County and the City of Ocala. She provided a brief overview of the development projects and the total number of units approved.

Commissioner Bryant requested a break down of the number of single family and multifamily units. Ms. Straub advised that the breakdown is not available today, but staff can provide that information to the Board at a later time. She advised that staff is still building pieces of the maps, noting some pieces are missing.

Commissioner Bryant suggested the Board plan a workshop with the City of Ocala to address future development, noting as these projects are constructed it will put a strain on public services.

Commissioner Stone recommended including the Ocala/Marion County Chamber and Economic Partnership (CEP).

Commissioner Bryant stated all governmental agencies should be included and have a comprehensive understanding of what is being faced in Marion County, noting there are 36,000 residential units approved. She addressed the need to prepare for the future growth.

Commissioner Stone stated transportation is not included in the Strategic Plan and expressed support for conducting an economic development workshop with the CEP.

Commissioner Bryant opined that an economic development workshop may not be needed, but the BCC does need to know the projects planned to allow time to plan the infrastructure.

General discussion ensued.

It was the general consensus of the Board to plan a workshop to discuss future growth and infrastructure within 90 days and to invite the surrounding municipalities to make a presentation.

General discussion resumed.

Mr. Bouyounes commented on the different transportation project that are currently unfunded, noting infrastructure grant funding is available and he is working with staff to develop a list of transportation, water and sewer projects to submit for that funding.

Commissioner Stone requested broadband internet be included in the infrastructure list.

Commissioner Bryant advised that anyone with a 3G phone is being required to upgrade to a 5G phone because the 3G technology is becoming obsolete.

## **BOARD DISCUSSION AND CLOSING COMMENTS**

Chairman Zalak addressed the possibility of creating an overlay zone.

Commissioner Stone advised that she is working on affordable housing solutions as part of the Affordable Housing Committee and is willing to address the overlay zones.

Commissioner Zalak requested Commissioner Stone bring back some recommendations as it relates to workforce housing.

Commissioner Stone advised that more information will be coming to the Board in the near future.

General discussion ensued.

In response to Chairman Zalak, Mr. Bouyounes advised that the County has spent a lot of money from the American Rescue Plan Act (ARPA) funds to address water and sewer infrastructure, but it has barely scratched the surface of what needs to be done. He

February 2, 2022

recommended creating a task force, with a Commissioner as a member, to work together to come up with palatable funding options for this project.

Commissioner Bryant advised that anything the Board implements (i.e. document stamp, sales tax, etc.) would have to be approved by Tallahassee. She opined that in order to meet all the needs the initiative would have to be Statewide.

General discussion resumed.

Chairman Zalak requested the Commissioners provide updates on the issues as listed below:

Chairman Zalak	Rotary Sportsplex
Commissioner Curry	Litter Force
Commissioner Bryant	Animal Services and Blue Run Park
Commissioner Gold	Bellevue Sportsplex and Lake Weir
Commissioner Stone	Affordable/Workforce Housing

Mr. Bouyounes advised that an update for Blue Run Park restroom project will be brought before the Board on the February 17, 2022.

In response to Chairman Zalak, Parks and Recreation Director Jim Couillard stated there is no specific language that ties the County directly to funding the Capital Improvements at that park. He advised that the County has set precedents and has assumed those responsibilities, but based on the management plan, Interlocal Agreement, Resolutions and other documents there is nothing that says Marion County shall fund anything.

Commissioner Bryant stated the reason the County has assisted with projects is to be a good community partner.

In response to Commissioner Stone, Commissioner Bryant clarified that building permits have not been pulled for the restroom project at Blue Run Park.

Mr. Couillard advised that the site development permits for the restroom site specifically are being handled under his license with Southwest Florida Water Management District (SWFWMD). He stated the development approval will need to be updated and an archeological survey is necessary, noting building permits will be pulled by the Contractor assigned to the project.

Mr. Couillard stated since 2007 the County has invested \$1,700,000.00 into Blue Run Park.

Commissioner Bryant advised that a Legislative funding request has been submitted through Representative Joe Harding, noting she had a conversation with Representative Harding relating to additional funding for the restroom project.

In response to Mr. Bouyounes, Chairman Zalak stated none of the issues the Commissioners will be bringing back information on will require a separate task force.

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February 2, 2022

There being no further business to come before the Board, the meeting thereupon adjourned at 5:12 p.m.

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Carl Zalak, III, Chairman

Attest:

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Gregory C. Harrell, Clerk

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