

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

May 14, 2024

CALL TO ORDER:

The Marion County Board of County Commissioners met in a special session in Commission Chambers at 9:36 a.m. on Tuesday, May 14, 2024, at the Marion County Governmental Complex located in Ocala, Florida.

INTRODUCTION OF PUBLIC HEARINGS BY CHAIRMAN MICHELLE STONE:

Chairman Stone advised that the public hearing is scheduled today to consider adoption of a Resolution authorizing an increase to the per-parcel assessment for the Doublegate Subdivision Municipal Service Benefit Unit (MSBU) for General Maintenance and Capital Improvements.

PLEDGE OF ALLEGIANCE:

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

Chairman Stone advised that there was a very serious accident this morning on State Road 40 involving a migrant workers bus and observed a moment of silence on behalf of the families and friends that will be mourning losses.

She expressed appreciation to Marion County Fire Rescue (MCFR) for their quick response, to Alachua County Fire Rescue (ACFR) for their response to assist MCFR, and to Marion County Public Schools (MCPS) for providing transportation to wounded persons that did not need urgent medical attention.

ROLL CALL:

Upon roll call the following members were present: Chairman Michelle Stone, District 5; Vice-Chairman Kathy Bryant, District 2; Commissioner Craig Curry, District 1; and Commissioner Matthew McClain, District 3. Commissioner Carl Zalak, III, District 4, was absent due to a prior commitment. Also present were County Attorney Matthew G. Minter, County Administrator Mounir Bouyounes and Assistant County Administrator (ACA) Tracy Straub.

PROOF OF PUBLICATION

Deputy Clerk Ketner presented Proof of Publication of display ad No. 10002080 entitled, "Notice of Public Hearing for Non-Ad Valorem Assessments" published in the Star Banner newspaper on April 22, 2024. The Notice states the Board will consider adopting non-ad valorem assessment rolls and increasing the amount of non-ad valorem assessments for the purpose of streetlighting within the Doublegate Subdivision.

The Deputy Clerk was in receipt of a 7 page Agenda packet.

STAFF PRESENTATION

1. PUBLIC HEARING: Request Adoption of a Resolution Authorizing an Increase to the Per Parcel Assessment for the Doublegate Subdivision Municipal Service Benefit Unit for General Maintenance and Capital

May 14, 2024

Improvements, establishing a Special Assessment Rate and Adopting an Estimated per Parcel Assessment Revenue

Municipal Service Taxing Units (MSTU) Director Chad Wicker presented the following recommendation:

Description/Background: It has been determined during the budget process that the fund balance for Doublegate Subdivision Municipal Service Benefit Unit (MSBU) for General Maintenance and Capital Improvements assessment is not sufficient to sustain the funds beyond this current year. These funds are being used for street lighting within this subdivision.

Currently, the FY 2023-24 annual projected revenue to operating will generate approximately \$2,586 (factoring in early payment discounts) with projected expenditures of \$2,844, leaving a deficit of \$52 for this current budget year. The increase of the assessment of \$40 to \$55 will increase the revenue to \$3,685 annually, which will begin increasing the fund balance and allow us to offer the same level of service for the next ten years.

Based on discussions with the Marion County Budget Director, staff is recommending an increase from the current annual rate of \$40 to \$55 annually for the upcoming FY 2024-25 Budget.

Budget/Impact: Estimated annual expenditure of \$2,929.

Recommended Action: Motion to approve Resolution for the Doublegate Subdivision MSBU for General Maintenance and Capital Improvements establishing a Special Assessment Rate and adopting an estimated per Parcel Assessment Revenue for the Doublegate Subdivision MSBU for General Maintenance and Capital Improvements.

MSTU Director Wicker stated for the record that MSTU staff has received no communication from the community related to this public hearing. He advised that today's hearing is to discuss the Doublegate Subdivision MSBU for the purpose of streetlighting within the subdivision and to consider amending the Resolution from \$40.00 per parcel per year to \$55.00 per parcel per year. Mr. Wicker stated the Doublegate Subdivision assessment rate has not increased since July 2020, noting the current assessment rate of \$40.00 is no longer sustainable due to increases in energy costs. He advised that the ending Fund Balance for Fiscal Year (FY) 23/24 was -\$52.00 and continues to grow. Pursuant to discussions with Budget Director Audrey Fowler, it was determined that the proposed assessment rate of \$55.00 would allow the fund to build a reserve and should sustain the MSBU for the next 10 years. Mr. Wicker stated setting the assessment rate at \$55.00 would allow staff to offer the same level of service or improve the level of service to the Doublegate Subdivision.

PUBLIC COMMENT

Chairman Stone opened the floor to public comment.

There being none, Chairman Stone advised that public comment is now closed.

BOARD DISCUSSION

A motion was made by Commissioner Bryant, seconded by Commissioner Curry, to adopt Resolution 24-R-164 to increase the annual per parcel assessment to \$55.00. The motion was unanimously approved by the Board (4-0).

Resolution 24-R-164 is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS GOVERNING BODY FOR THE DOUBLEGATE SUBDIVISION MUNICIPAL SERVICE BENEFIT UNIT FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENT, ESTABLISHING A SPECIAL ASSESSMENT RATE; AND ADOPTING AN ESTIMATED ASSESSMENT REVENUE.

CLOSING COMMENTS

County Attorney Matthew Minter commented on the upcoming retirement of Administrative Services Coordinator Judy Smith, MSTU.

ACA Tracy Straub advised that tonight there will be a community meeting for a potential MSTU for a Pavement Condition Index (PCI) for the Lake Weir Gardens grouped area.

There being no further business to come before the Board, the meeting thereupon adjourned at 9:42 a.m.

Michelle Stone, Chairman

Attest:

Gregory C. Harrell, Clerk

May 14, 2024

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