

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

September 3, 2025

**CALL TO ORDER:**

The Marion County Board of County Commissioners (BCC) met in regular session in Commission Chambers at 9:01 a.m. on Wednesday September 3, 2025 at the Marion County Governmental Complex located in Ocala, Florida.

**INVOCATION AND PLEDGE OF ALLEGIANCE:**

The meeting opened with invocation by Commissioner McClain and the Pledge of Allegiance to the Flag of our Country.

**9:00 AM ROLL CALL:**

Upon roll call the following members were present: Chairman Kathy Bryant, District 2; Vice-Chairman Carl Zalak, III, District 4; Commissioner Craig Curry, District 1; and Commissioner Matthew McClain, District 3. Commissioner Michelle Stone, District 5 arrived shortly after the meeting commenced.

Also present were Clerk Gregory C. Harrell, County Attorney Matthew G. Minter, County Administrator Mounir Bouyounes, Assistant County Administrator (ACA) Angel Roussel, ACA Tracy Straub, ACA Amanda Tart and Executive Director of Internal Services Mike McCain.

**ANNOUNCEMENTS:**

Chairman Bryant addressed upcoming scheduled meetings as listed on the Commission Calendar (Item 13.2.1).

**1. PROCLAMATIONS AND PRESENTATIONS:**

Upon motion of Commissioner Zalak, seconded by Commissioner McClain, the BCC approved and/or ratified the following:

**1.1. PROCLAMATION** - National Recovery Month - Travis McAllister, Director of Recovery Support Services, SMA Healthcare (Approval and Presentation)

The Board presented the Proclamation designating September 2025 as "National Recovery Month" to Vice President of Marion County Services Robin Lanier, SMA Healthcare and several other representatives.

Executive Director Beth McCall, Marion County Children's Alliance, stated Ocala Recovery Fest is important in the community, noting it gives those in the recovery process a way to connect to other resources and introduce new individuals to the recovery process. She expressed gratitude for SMA Healthcare, their Recovery Support Services Director Travis McAllister and Marion County Children's Alliance Prevention Director Hillary Jackson. Ms. McCall advised that those present today have most likely experienced someone in their family or dear to them that has had a problem.

Vice President of Marion County Services Robin Lanier, SMA Healthcare, stated Ocala Recovery Fest is the largest recovery event in Marion County and encouraged others to attend. The event is being held on September 13, 2025 from 10:00 a.m. to 3:00 p.m. at Tuscawilla Park. She expressed appreciation to the community for its support and their funders from the Marion County Hospital District (MCHD) and Lutheran Services.

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In response to Chairman Bryant, Ms. Lanier advised that at the event there will be live performances, pony rides, face paintings, awards, t-shirts and every agency that has a hand in behavioral health will be present. She stated individuals can find out how to access services and what options are available in the community. Ms. Lanier commented on the free food and snow cones available at the event.

Chairman Bryant advised that the event truly is a celebration of those who are in recovery and encourages individuals considering it through service providers and their vendor booths. She stated face-to-face contact can sometimes encourage someone to make steps towards recovery. Chairman Bryant advised that all of the agencies involved (MCHD, Marion County Children's Alliance, SMA Healthcare) have made the annual event come a long way in 8 years and are doing tremendous work.

**1.2. PROCLAMATION** - Hunger Action Month - Stephanie Palacios, Director of Advocacy and Government Relations, Second Harvest Food Bank of Central Florida (Approval and Presentation)

The Board presented the Proclamation designating September 2025 as "Hunger Action Month" to Advocacy and Government Relations Director Stephanie Palacios, Second Harvest Food Bank of Central Florida, and several other representatives.

Commissioner McClain stated in his later teens he did a lot of mission trips with local churches. He commented on food insecurities within the community and expressed gratitude to the representatives present today and all they do.

Director of Advocacy and Government Relations Stephanie Palacios, Second Harvest Food Bank of Central Florida, advised that September is Hunger Action Month, noting the best way to get involved is with one of their 48 partner agencies in Marion County. She stated Interfaith Emergency Services is a perfect place to donate and spend time learning how to support the community. Ms. Palacios advised that last year Second Harvest Food Bank of Central Florida distributed over 4,700,000 meals to Marion County residents and the partner agencies are doing this work every day. She stated if the public is interested in getting involved throughout the County during Hunger Action Month they can visit [www.feedopenow.org](http://www.feedopenow.org), noting there is an action everyday in the month of September that can be taken.

Chief Executive Officer (CEO) Karla Greenway, Interfaith Emergency Services, expressed appreciation to the BCC for being champions for the annual Bring the Harvest Home campaign, noting it is important for Marion County families during the holidays. She stated hunger is in the community 12 months out of the year. Ms. Greenway expressed gratitude for Second Harvest Food Bank of Central Florida and the community that rallies behind Interfaith Emergency Services, noting the support has allowed them to impact up to 500 households every week of the year. She commented on the upward trend of senior citizens that are coming for help, which is evidence of people who live on fixed incomes and the impact of the cost of groceries. Ms. Greenway stated even one can of food or jar of peanut butter is important and everything given helps. She advised that Marion County is one of the most generous communities in the world and thanked all partner agencies for working closely together to share resources. Ms. Greenway stated Interfaith is doing a Battle of the Banks, noting donations can be picked up by the organization's truck or by a partner agency.

Commissioner McClain advised that nobody has a monopoly on these services and partner agencies work together to collaborate, which is what makes a real difference in the community.

**1.3. PROCLAMATION** - Childhood Cancer Awareness Month - Jared Peltz, The Kaitlin Continuing Smile Foundation (Approval and Presentation)

The Board presented the Proclamation designating September 2025 as "Childhood Cancer Awareness Month" to The Kaitlyn Continue Smiling Foundation Founder Jared Peltz and several other members of the community.

Founder Jared Peltz, The Kaitlin Continuing Smiling Foundation, advised that he is a representative of a large number of those affected in Marion County. He stated this proclamation has been done for a few years and he is proud to say he is starting to see more movement. Mr. Peltz commented on the Go for Gold football game at a local high school this weekend, noting the students have decided to all wear gold for the game. He stated the community he is representing today would love continued support and thoughts.

Commissioner Zalak advised that Mr. Peltz and his team builds gaming carts for kids that are in isolation to be able to connect with the world, which is a passion that rose out of his own struggle. He stated people can help out this holiday season by assisting in building more carts for the children. In response to Commissioner Zalak, Mr. Peltz provided a brief overview of the founding of The Kaitlyn Continuing Smiling Foundation, which is in memory of his daughter who passed on December 25, 2021 at age 18. He advised that during her treatment in the cancer ward they noticed some of the gaming carts volunteers brought around to give her an opportunity to play games with her family back home and be a kid, which he then began to build himself in partnership with the University of Florida's (UF) Shands Hospital team. Mr. Peltz clarified that you cannot simply drop off entertainment equipment and systems at the hospital; however, their Streetlight team helps facilitate the process and gets it to the children.

Commissioner Zalak commented on the importance of raising awareness.

**1.4. PRESENTATION** – Marion County Public Safety Communications Triple Accredited Center of Excellence Achievement – James Banta, Fire Chief (Presentation Only)

Fire Chief James Banta, Marion County Fire Rescue (MCFR), presented the following recommendation:

Description/Background: Marion County Public Safety Communications plays a critical role in Marion County's emergency response system, serving as the vital link between the public and police, fire, and medical responders. These employees are truly the first, first responders. They answer calls for help, gather critical information, and provide lifesaving instructions in situations where seconds matter.

The International Academies of Emergency Dispatch (IAED) grants the designation of Accredited Center of Excellence known as ACE to agencies that meet international standards in emergency dispatch protocols utilized to process all calls for service received by Public Safety. Earning accreditation in even one discipline is a significant accomplishment, requiring detailed review, continuous quality improvement, and a demonstrated commitment to excellence.

Marion County Public Safety Communications recently achieved ACE accreditation in all three disciplines: Emergency Police Dispatch, Emergency Fire Dispatch, and Emergency Medical Dispatch. This distinction, known as Triple ACE, is held by only 28 agencies worldwide.

This outstanding accomplishment reflects the professionalism, dedication, and teamwork of the entire department. It demonstrates their ongoing commitment to

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providing the highest standard of service to our community, ensuring that every call for help is handled with accuracy, efficiency, and care.

This rare Triple ACE designation underscores Marion County Public Safety Communications' unparalleled commitment to excellence and its critical role in safeguarding the community by providing top-tier emergency dispatch services.

Budget/Impact: None.

Recommended Action: Presentation only.

Fire Chief James Banta, MCFR, advised that Marion County Public Safety Communications (PSC) is a crucial part of the County's emergency response system, which acts as the first point of contact between the public and emergency services. He stated the Department recently received the prestigious Triple Accredited Center of Excellence (ACE) accreditation from the IAED, noting they recognize excellence in police, fire and medical dispatch. Chief Banta advised that this designation is held by only 28 agencies worldwide and highlights the teams professionalism, dedication and commitment to delivering accurate and efficient emergency services. He shared a brief video in honor of their achievements as seen on the overhead screens. Chief Banta introduced PSC Director Lisa Cahill and other members of the Department.

Chairman Bryant congratulated Ms. Cahill and the PSC Department for achieving this milestone. She expressed appreciation for Chief Banta's leadership when it comes to PSC and all that Ms. Cahill has done.

PSC Director Lisa Cahill stated those present today are just a small representation of their team, noting one of the reasons a video was put together was to show the faces and voices behind 911 calls. She expressed appreciation to Training and Accreditation Coordinator Janelle Jackson for facilitating the process. Ms. Cahill advised that the Department is proud to have achieved these accomplishments. She expressed gratitude to Chief Banta, the BCC and County Administrator Mounir Bouyounes for their support. Chairman Bryant clarified that an accreditation for any agency is no small feat and questioned how many standards the Department had to meet. Training and Accreditation Coordinator Janelle Jackson, PSC, advised that the Department had to meet 20 rigorous standards for each discipline (medical, fire and police), relating to, quality, accuracy and review of the calls, as well as customer service.

In response to Chairman Bryant, Ms. Jackson stated the first attempt for accreditation was in 2019, noting it was a little too soon. She advised that she had to work on Emergency Police Dispatch (EPD) for 7 months, which is a system used to process log calls.

Chairman Bryant questioned how many disciplines are a part of the accreditation. Ms. Jackson stated the 3 disciplines are medical, fire, and police dispatch.

Chairman Bryant advised that the Public Safety Communications team are the heroes that the community does not see. She stated the Department is who answers the phone when someone is in crisis and going through possibly one of the worst days of their lives. These services help get individuals through it and connects them to the help they need for whatever situation they find themselves in.

Chief Banta expressed gratitude for the team and their hard work. He advised that the accreditation drives home the fact that Emergency Services are doing things right by meeting national standards and picking up those calls.

Commissioner Stone arrived at 9:36 a.m.

## **2. AGENDA ITEM PUBLIC COMMENTS:**

Reserved for comments related to items specifically listed on this agenda. Scheduled requests will be heard first and limited to five (5) minutes. Unscheduled requests will be limited to two (2) minutes. Citizens may contact Marion County Administration by 5:00 p.m. the Friday before the meeting at 352-438-2300 to request to speak or submit the request online at: [www.marionfl.org](http://www.marionfl.org).

Chairman Bryant opened the floor to public comment.

Joseph Walker, SE 54<sup>th</sup> Place, Ocklawaha, addressed the Board regarding Agenda Item 8.3 (request authorization to proceed with foreclosure action for Code Enforcement liens recorded against the estate of Daniel Keys). He requested clarification on the matter, noting he has not seen the Board put a foreclosure on a piece of property before.

Chairman Bryant advised that this item has to do with an active Code Enforcement case that has been active and has a current lien. She stated the property owner is deceased and the only heir identified is also deceased; therefore, the Board must move forward with foreclosure on the property so it can be sold, disposed and have the lien paid off. Chairman Bryant commented on the squatters on the property, noting this is the only action the Board can take to address the issue.

Mr. Walker questioned what the Geographic Information System (GIS) does in relation to Item 9.1 (GIS update). County Administrator Mounir Bouyouunes, Administration, stated it is mapping technology and staff will be providing an update later in the meeting.

General discussion ensued.

Chairman Bryant advised that public comment is now closed.

### **3. ADOPT THE FOLLOWING MINUTES: (5 Sets)**

- 3.1. April 1, 2025 A**
- 3.2. April 1, 2025 B**
- 3.3. April 8, 2025 A**
- 3.4. April 8, 2025 B**
- 3.5. April 14, 2025**

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to adopt the meeting minutes of April 1 (2 sets), 8 (2 sets) and 14, 2025. The motion was unanimously approved by the Board (5-0).

### **4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES:**

- 4.1. Jimmy Cowan, Property Appraiser - Request to Extend 2025 Tax Roll**

The Board considered the following recommendation from Marion County Property Appraiser Jimmy H. Cowan, Jr.:

Description/Background: Pursuant to §197.323, Florida Statutes, this agenda item seeks Board approval for the tax roll to be extended prior to the completion of the 2025 Value Adjustment Board proceedings, which ensures the tax roll can be certified to the Tax Collector without delay in the issuance of tax notices beyond November 1.

Budget/Impact: None.

Recommended Action: Motion to approve the tax roll to be extended prior to the completion of the Value Adjustment Board proceedings.

A motion was made by Commissioner Stone, seconded by Commissioner Curry, to approve the tax role to be extended prior to the completion of the 2025 Value Adjustment Board (VAB) proceedings. The motion was unanimously approved by the Board (5-0).

**5. CLERK OF THE CIRCUIT COURT:**

**5.1. Budget Amendment**

Commissioner Zalak requested Agenda Item 5.1.3 be pulled for individual consideration. It was the general consensus of the Board to concur.

Upon motion of Commissioner Stone, seconded by Commissioner Zalak, the Board adopted the following Budget Amendment Resolutions transferring funds as presented by Clerk Harrell:

- 5.1.1. 25-R-301** - County Transportation Maintenance Fund - Transportation - \$13,470
- 5.1.2. 25-R-302** - County Transportation Maintenance Fund – Transportation - \$100,000
- 5.1.3. Fine and Forfeiture Fund – Fine and Forfeiture Administration** - \$406,859 – This item was pulled for discussion
- 5.1.4. 25-R-303** - Fine and Forfeiture Fund - State Attorney Technology - \$94,497
- 5.1.5. 25-R-304** - General Fund - Emergency Medical Services - \$30,000
- 5.1.6. 25-R-305** - General Fund – Fleet Management - \$150,000
- 5.1.7. 25-R-306** - Insurance Fund – Employee Health - \$461,249
- 5.1.8. 25-R-307** - Insurance Fund – Insurance - \$34,081
- 5.1.9. 25-R-308** - Marion County Utility Fund - Multiple Cost Centers - \$70,000
- 5.1.10. 25-R-309** - Silver Springs Shores Special Tax District - Silver Springs Shores - \$5,000
- 5.1.11. 25-R-310** - Solid Waste Disposal Fund - Solid Waste Collection - \$175,000
- 5.1.12. 25-R-311** - Solid Waste Disposal Fund – Solid Waste Disposal - \$150,000

**5.1.3. Fine and Forfeiture Fund – Fine and Forfeiture Administration - \$406,859**

Commissioner Zalak stated he understands when it comes to Fine and Forfeiture Funds the Board wants to put them back into the Departments; however, he is not in favor of the way it is currently done. He stated a policy should be in place to ensure the funds are being utilized in the manner that is presented to the Board, noting there is nothing in place obligating them to do so once the funds have been received. Commissioner Zalak opined that the funds should be held by the Board until they are needed to purchase the item. Clerk Harrell advised that this Agenda Item specifically relates to the Department of Juvenile Justice (DJJ) unanticipated costs.

Commissioner Zalak reiterated wanting to keep these funds in reserve until such time that they are needed to be expended.

In response to Mr. Bouyounes, Clerk Harrell clarified that the County pays the DJJ costs, not the Sheriff.

Mr. Bouyounes questioned if the DJJ costs can be paid for from the General Fund. Clerk Harrell stated it would be best to hear from Budget Director Audrey Fowler on this matter, noting it was part of the discussions with the Sheriff related to this year's budget cycle.

Commissioner Zalak advised that the Board sets the budget amount and it is up to the Sheriff to make it balance.

Clerk Harrell advised that there were discussions with the Sheriff about how these increased monies related to DJJ were going to have to be paid for regardless of the funding source.

Budget Director Audrey Fowler stated this Agenda Item is paying the DJJ for 2 months of the final 3 months of the current fiscal year (FY), noting it is coming from reserves for contingencies in that fund. She clarified that it is not going to the Sheriff and is not turn back funds. Ms. Fowler advised that she received a FY 2026/27 Budget revised request from the Sheriff to reduce the expenditures in the Fine and Forfeiture Fund by

\$1,200,000.00, noting \$600,000.00 of that is a reduction and the other \$600,000.00 is a shift of some expenditures to the General Fund. She stated enough of the turnback funds the County received remained in the Fine and Forfeiture Fund allowing the County to cover additional expenses related to the DJJ. The remainder of the funds was moved back to the General Fund to cover those expenses the Sheriff moved over plus adding \$193,000.00 to the reserve for contingencies. Ms. Fowler clarified that this piece was done in conjunction with the Sheriff's revision, which has reduced the recurring demands on the Fine and Forfeiture Fund to get it much closer to the millage rate the BCC is adopting. She advised that the Fine and Forfeiture Fund will be in a much healthier position at the tentative hearing this week and the final hearing on September 22, 2025. In response to Commissioner Zalak, Ms. Fowler stated the DJJ cost is not being covered by the General Fund. She advised that there is \$600,000.00 relating to warrants, which is a jail function that has been moved over to the General Fund as a Countywide expense eligible to be moved. Ms. Fowler noted there is more ability to find, organize, and collect additional revenues in the General Fund to be able to handle that cost in a recurring manner as opposed to the Fine and Forfeiture Fund, which has notably limited revenues. This will put the County in a better position not just this year, but also going forward into the future years.

Clerk Harrell stated Commissioner Zalak is correct to be asking these types of questions and highlighting these types of issues, noting this year and in future years funding is going to be tighter. He expressed appreciation to Ms. Fowler and Chief Financial Officer (CFO) Jeremiah Powell, Marion County Sheriff's Office (MCSO), for their skills. Clerk Harrell advised that the reality is that as the County is closer to the mark on how the funds available in the budget are used it becomes all the more complicated.

Commissioner Zalak commented on the unsupervised spending of turn back monies not giving the County budget any buffer in the future, noting pre-spending those funds raises concerns.

Ms. Fowler advised that the Sheriff is anticipating to have some funds in the Fine and Forfeiture Fund as turnback. She stated he cut his budget request by \$600,000.00 for Aviation, noting that means he will have some parts the Department will not be able to get by the end of the year. Ms. Fowler advised that MCSO will likely ask to have those funds he will not spend this year for that aviation purpose returned to him, which will be for very specific targeted expenses that were planned for 2025 and now going to be requested for 2026.

Chairman Bryant questioned why this is not coming out of Sales Tax funding. Mr. Bouyounes advised that there is a long list for Sales Tax.

Commissioner Zalak clarified that there was \$7,500,000.00 in Sales Tax funding this year and this did not make the cut so now the MCSO is using Fine and Forfeiture Funds.

General discussion ensued.

Commissioner Zalak reiterated the BCC needs to continue to have these kinds of conversations relating to a policy for turn back dollars. He stated the Board needs to determine how to mandate oversight of the returned funds. Commissioner Zalak opined that there needs to be a new way of thinking about things as the budget gets tighter. He stated the County has got to get back to the point where it is making Departments balance their own budgets.

Chairman Bryant advised that the Board has made all of the Departments pull out every single piece of capital so that it is all being funded by Sales Tax, noting every public safety entity should be expected to do the same thing.

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Mr. Bouyounes stated the Sheriff testified during the budget workshop that the portion of the Sales Tax the County is allocating for him is being used to replace his vehicles and fleet.

General discussion resumed.

A motion was made by Commissioner Zalak, seconded by Commissioner Stone, to adopt Resolution 25-R-312 transferring \$406,859.00 within the Fine and Forfeiture Funds for the Juvenile Detention – Aid to Government Agencies. The motion was unanimously approved by the Board (5-0).

## **5.2. Clerk of the Court Items**

**5.2.1.** Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 29572, 34818, 036629, 38650, 38651, 39116, 39117, 39118, 39119, 39120, 39122, 49662, 50041, Clerk List, and Information Technology List

A motion was made by Commissioner Stone, seconded by Commissioner Zalak, to approve the Disposition of Property Forms 29572, 34818, 036629, 38650, 38651, 39116, 39117, 39118, 39119, 39120, 39122, 49662, 50041, Clerk List, and Information Technology (IT) List. The motion was unanimously approved by the Board (5-0).

## **6. PUBLIC HEARINGS (Request Proof of Publication) at 10:00 am: NONE**

## **7. CONSENT:**

A motion to approve the Consent Agenda is a motion to approve all recommended actions. All matters on the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion unless desired by a Commissioner. Chairman Bryant commented on Item 7.6.6, noting this item is another example of the Board's request for a language change relating to Sales Tax and how those funds can be used. She stated this is a huge cost and it has to do with public safety and the radio system, but because of the language in the Florida Statute (FS) it cannot be used for this type of cost. Chairman Bryant advised that it would be very beneficial to Marion County citizens if the Sales Tax could be used that way.

Upon motion of Commissioner McClain, seconded by Commissioner Curry, the Board acted on the Consent Agenda as follows:

### **7.1. Administration:**

**7.1.1.** Request Approval of Small Project Completion and Certification Form for Hurricane Irma Damages (Budget Impact – None)

The Board accepted the following recommendation as presented by Executive Director of Internal Services Mike McCain, County Administration:

Description./Background: Marion County received reimbursement for 13 small projects from Federal Emergency Management Agency (FEMA) for Hurricane Irma totaling \$431,877.49 in obligations. The reimbursements for the small projects were received in fiscal year (FY) 2018-19 and FY 2019-20 at a rate of 95% of obligations.

To certify that the small projects have been completed, the attached form is being presented for the Chairman's signature.

Budget/Impact: None; revenue received in previous fiscal years.

Recommended Action: Motion to approve and authorize the Chairman to execute the Small Project Completion and Certification Form for Hurricane Irma damages.

## **7.2. Community Services:**

**7.2.1. Request Approval to Execute the State Housing Initiatives Partnership Program Annual Report and Local Housing Incentives Certification (Budget Impact - None)**  
The Board accepted the following recommendation as presented by Community Services Director Cheryl Butler:

Description/Background: Marion County is required to submit an Annual Report for all projects completed under the State Housing Initiatives Partnership (SHIP) program. This report includes both close-out data for the prior fiscal year and an interim update for the current year. Florida Housing Finance Corporation (FHFC) recently granted Marion County an extension for the expenditure of FY 2022-23 funds. As a result, this Annual Report will be amended and resubmitted upon completion of all remaining projects.

The SHIP program allocates funding to Marion County annually through documentary stamp tax revenues, subject to availability. These funds support affordable housing efforts in accordance with Marion County's Local Housing Assistance Plan (LHAP). SHIP regulations require entitlement communities to fully commit funds within two years and expend them within three.

Attached is the current version of the Annual Report that will be submitted to FHFC, summarizing activities for FY 2022-23 and providing an interim update for FY 2023-24. A brief summary of progress is outlined below.

Projects underway to be completed by December 30<sup>th</sup>:

- Construction of 10 duplexes known as Saving Mercy Village.
- Six (6) newly built homes.
- One (1) demolition/replacement home.

FY 2022-23 Achievements:

- Assisted six (6) households with purchase assistance.
- Rehabilitated 21 housing units.
- Replaced one (1) home through rehabilitation/demolition.
- Constructed, acquired and/or rehabilitated 37 rental units, focusing on those with incomes between 50%-80% of the Area Median Income (AMI).

FY 2023-24 Allocation:

- SHIP Funds: \$3,761,744
- Program Income: \$1,197,743

Total Available Funding: \$4,959,487

Goals for FY 2023-24:

- Rehabilitation of 25 housing units.
- Fund approximately seven (7) new single-family homes.
- Support an Affordable Housing tax credit project

Budget/Impact: None.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Local Housing Incentives Certification and all other necessary documentation associated with the SHIP FY 2022-23 Annual Report.

## **7.3. Fire Rescue:**

**7.3.1. Request Approval of the Agreement for State Financial Assistance Between the Florida Department of Law Enforcement and District 5 and 24 Medical Examiner's Office (Budget Impact – Revenues of up to \$79,992)**

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The Board accepted the following recommendation as presented by Fire Chief Banta, MCFR:

Description/Background: The Medical Examiner staff applied for and was awarded \$79,992 for the FY 2024-25 Forensic Investigative Genetic Genealogy (FIGG) Grant Program through the Florida Department of Law Enforcement, relating to lab testing, genetic genealogy and law enforcement investigative methods to investigate leads in unsolved violent crimes and identify unidentified human remains (UHR). Funding is available for processing of DNA samples, specific to:

- Analysis of DNA samples collected under applicable legal authority, using forensic investigative genetic genealogy methods for solving violent crimes.
- Analysis of DNA samples of unidentified human remains (regardless of manner of death).

This grant program is distributed to government agencies, similar to the Coverdell Grant. It includes an Agreement for State Financial Assistance Between the Florida Department of Law Enforcement and District 5 & 24 Medical Examiner's Office. The Medical Examiner Advisory Committee approved to move forward with this grant at their August 14, 2025, meeting. FDLE extended the grant period to June 30, 2026, as they were able to reappropriate funds that were earmarked for this grant to their FY 2025-26 budget. Upon execution, a budget amendment will be submitted for next fiscal year in order to recognize the awarded funds and obtain receipt for the Medical Examiner's Fund.

Budget/Impact: Revenues of up to \$79,992.

Recommended Action: Motion to approve and execute the Agreement for State Financial Assistance Between the Florida Department of Law Enforcement and District 5 & 24 Medical Examiner's Office.

#### **7.4. Municipal Services:**

**7.4.1. Request Approval to Certify the Non-Ad Valorem Assessment Rolls to the Tax Collector for Improvement Areas (Road Assessments) (Budget Impact – None)**

The Board accepted the following recommendation as presented by Municipal Services (MS) Director Chad Wicker:

Description/Background: In accordance with Section 197.3632, Florida Statute, the Board of County Commissioners must certify the non-ad valorem assessment rolls to the Tax Collector prior to September 15, 2025. The following Improvement Areas (Road Assessments) are presented for certification:

- Barli Acres Improvement Area
- Bellevue Heights Estates Unit 9 – SE 131<sup>st</sup> Place Improvement Area
- Bellevue Heights Estates Unit No. 7 – SE 141<sup>st</sup> Place Improvement Area
- Bellevue Heights Estates No. 9 Improvement Area
- Big Ridge Acres Improvement Area
- Bluefields Improvement Area
- Cedar Hills/Cedar Hills Addition/Cedar Hills Addition 2 Improvement Area
- Cedar Shores Industrial Park Improvement Area
- Dunnellon Oaks Improvement Area
- East Lake – Woodmar Improvement Area
- Edgewood Improvement Area

- Emil-Marr Improvement Area
- High Pointe Improvement Area
- Lake Weir Gardens Improvement Area
- Lake Weir Heights 2<sup>nd</sup> Addition Replat Improvement Area
- Leonardo Estates – N.E. 52<sup>nd</sup> Avenue Improvement Area
- Magnolia Shores/Smith Lake Acres Unit I Improvement Area
- McAteer Acres Improvement Area
- North Ocala Industrial Park – N.W. 58<sup>th</sup> Lane Improvement Area
- N.W. 165<sup>th</sup> Court Road – Classic Farms II/Classic Farms III/High Cotton Farms/High Cotton Farms II Improvement Area
- Ridgewood Park/We-Ten Improvement Area
- Shady Hills Estates – S.W. 33<sup>rd</sup> Terrace Improvement Area
- Sugar Hills Estates 1<sup>st</sup> Addition Improvement Area
- Sun Country Estates II Improvement Area
- Windstream Improvement Area

Budget/Impact: None.

Recommended Action: Motion to approve and certify the attached non-ad valorem assessment rolls to the Tax Collector for the Improvement Areas and authorize Chairman and Clerk to execute same.

**7.4.2. Request Approval to Certify the Non-Ad Valorem Assessment Rolls to the Tax Collector for the Municipal Service Taxing Units and Municipal Service Benefit Units (Budget Impact – None)**

The Board accepted the following recommendation as presented by MS Director Wicker:

Description/Background: In accordance with Section 197.3632, Florida Statute, the Board of County Commissioners must certify the non-ad valorem assessment rolls to the Tax Collector prior to September 15, 2025. The following Municipal Service Taxing Units (MSTUs) and Municipal Service Benefit Units (MSBUs) are presented for certification:

- Bahia Oaks MSTU for Street Lighting
- Bellaire Subdivision MSTU for General Services
- Boardman MSBU for Street Lighting
- Boulder Hill Subdivision MSBU for Street Lighting
- Churchill Subdivision MSTU for Street Lighting
- Citrus Park MSTU
- Country Estates Buffington Addition
- Deer Path Estates Phase 1 and Phase 2 MSBU for Road Maintenance, Mowing and Street Lighting
- Delcrest Subdivision MSTU for General Services
- Doublegate Subdivision MSTU for General Services
- Golden Hills Turf and Country Club MSTU for General Services
- Golden Hills Turf and Country Club MSTU for Road Improvements
- Hickory Hill Subdivision MSTU for Street Lighting
- Indian Meadows Subdivision MSBU for Street Lighting
- Kingsland Country Estates Unit 22 / Ocala Waterway Estates Unit 27 MSBU for Road Maintenance

- Kingsland Country Estates Whispering Pines / Kingsland Country Estates Forest Glenn MSBU for General Maintenance and Capital Improvements
- Kingsland Country Estates Whispering Pines and Kingsland Country Estates Forest Glenn MSBU for Street Lighting
- Lake Tropicana MSTU for Road Improvements
- Little Lake Weir – Edgewater Estates MSBU for Street Lighting
- Maricamp Market Centre Replat Phase 1 and Phase 2 MSBU for General Maintenance and Capital Improvements
- Marion Oaks MSTU for General Services
- Marion Oaks MSBU for Road Improvements
- NW 17<sup>th</sup> Avenue-Northwood Improvement Area
- NW 49<sup>th</sup>/35<sup>th</sup> Street MSBU for DRA Maintenance
- Ocala Heights Units 1 and 3 Subdivision MSBU for Street Lighting
- Ocala Waterway Estates Section 34 MSBU for Road Maintenance
- Paradise Farms MSBU for Roadside Mowing
- Pine Run Estates MSTU for Road Improvements
- Rainbow Lakes Estates MSBU for Fire Protection and Community Resource Facilities
- Rainbow Lakes Estates MSTU for Road Improvements – Levy County Portion
- Rainbow Lakes Estates MSTU for Road Improvements
- Rainbow Park Units 1 and 2 MSBU for Road Maintenance
- Rainbow's End MSTU for General Municipal Services
- Raven Hill Subdivision MSTU for General Services
- Silver Springs Acres MSBU for Road Maintenance
- Silver Springs Shores MSBU for Road Improvements
- The Hamlet at Sherman Oaks MSBU for General Services
- Tompkins and Georges Addition to Dunnellon MSTU
- Wineberry MSTU for General Services
- Woods and Lakes MSBU for Road Maintenance

Budget/Impact: None

Recommended Action: Motion to approve and certify the attached non-ad valorem assessment rolls to the Tax Collector for the MSTUs and MSBUs and authorize Chairman and Clerk to execute same.

## **7.5. Parks & Recreation:**

**7.5.1.** Request Approval of Athletic Facility Agreement Between Big Sun Youth Soccer League, Inc. for Use of Rotary Sportsplex (Budget Impact - Revenue Generating; estimated \$3,000 per season)

The Board accepted the following recommendation as presented by Parks and Recreation Director Jim Couillard:

Description/Background: The Parks & Recreation department previously utilized Non-Exclusive Fee Agreements to manage private recreational leagues that use County sports facilities. Department staff have significantly revamped this agreement, which is now titled Athletic Facility Agreement. Improvements made during the process include clarifying league and County obligations, establishing

park rules, refining field usage requirements and updating various fees associated with the Agreement.

The attached Athletic Facility Agreement, for use of Rotary Sportsplex, has been reviewed and approved by board members of Big Sun Youth Soccer League, Inc. Budget/Impact: Revenue Generating - estimated \$3,000 per season.

Recommended Action: Motion to approve and authorize Chairman and Clerk to execute the Athletic Facility Agreement with Big Sun Youth Soccer League, Inc.

## **7.6. Procurement Services:**

**7.6.1. Request Approval of Bid Award: 25B-137 CR 316 Widening and Resurface Project – Art Walker Construction, Inc. Ocala, FL (Budget Impact – Neutral; expenditure of \$1,799,316)**

The Board accepted the following recommendation as presented by Procurement Services Director Susan Olsen:

Description/Background: On behalf of the Office of the County Engineer, Procurement advertised a bid to hire a qualified contractor to widen and resurface CR 316 (from NE 180<sup>th</sup> Avenue Road to NE 152<sup>nd</sup> Court). The work shall include, but not be limited to, overlaying the existing pavement, constructing side streets and driveway aprons, sodding shoulders, and new pavement markings. Four (4) submittals were received, and the tabulation is below:

Firm- Location	Bid Total
Art Walker Construction, Inc. - Ocala, FL	\$1,799,315.99
Superior Asphalt, Inc. – Oneco, FL	\$1,814,001.00
Anderson Columbia Co, Inc. – Ocala, FL	\$1,814,434.50
C.W. Roberts Contracting, Inc. - Wildwood, FL	\$2,042,042.00

Steven Cohoon, P.E., County Engineer, recommends that Art Walker Construction, Inc. receive the award as the lowest, most responsive, and most responsible bidder.

Attached for review is a draft of the contract. Upon approval at today's meeting, it will be sent to Art Walker Construction, Inc. for signature, and upon return, will be forwarded to Legal, the Clerk, and Chairman for signatures.

Budget/Impact: Neutral; expenditure of \$1,799,316. 10% contingency will be added to the purchase order in accordance with the Procurement Manual. Funding is from BO762541-563220 (\$899,658) (2<sup>nd</sup> Local Option Fuel Tax), and BM761541-563221 (\$899,658) (80% Gas Tax Construction Fund).

Recommended Action: Motion to approve the recommendation and allow staff to issue a contract, and upon approval by Legal, authorize the Clerk and Chairman to execute contract with Art Walker Construction, Inc. under 25B-137.

**7.6.2. Request Approval of Bid Award: 25B-139 Judicial Center 1 Re-Roof – Jenkins Roofing, Inc., Tallahassee, FL (Budget Impact - Neutral; expenditure of \$579,617)**

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of Marion County Facilities Management, Procurement advertised a bid seeking qualified and experienced contractors for the complete re-roofing of the Judicial Center 1 (JC1) located at 110 NW 1<sup>st</sup> Ave, Ocala, FL 34475. The contractor is to supply the County with full one-year parts

and labor warranty with a 25-year manufacturer's warranty on the Siplast SBS roofing system. All debris shall be disposed of offsite in the proper manner by the contractor at the contractor's expense before the project close-out. The contractor will be responsible for and adhere to all applicable permitting and building codes. See bid tabulation below:

Vendor - Location	Bid
Jenkins Roofing, Inc. - Tallahassee, FL	\$579,617.00
Recovery Roofing, Inc. - Jacksonville, FL	\$587,000.00
RYCARS Construction, LLC. - Tampa, FL	\$680,950.00
Big D Roofing Services, Inc. - Ocala, FL	\$824,975.00

Facilities Management Director, Jared Goodspeed, recommends that Jenkins Roofing Inc. receive the award as the lowest, most responsive bidder. Attached for review is a contract draft. Pending approval at today's meeting, it will be sent to Jenkins Roofing, Inc. for signatures. Upon return, it will be forwarded to Legal, the Clerk and Chairman for execution.

Budget/Impact: Neutral; expenditure of \$579,617.00. Up to 10% contingency may be added to the purchase order in accordance with the Procurement Manual. Funding is from AA707712-562102 (Courthouse Capital Buildings - CIP).

Recommended Action: Motion to approve the recommendation, allow staff to issue a contract and upon approval by Legal, authorize the Chairman and Clerk to execute the contract with Jenkins Roofing, Inc. under 25B-139.

**7.6.3. Request Approval of Bid Award: 25B-141 Marion County Annual Sidewalk Repair - Hartman Civil Construction Co., Inc., Ocala, FL (Budget Impact - Neutral; estimated annual expenditure of \$400,000)**

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of the Office of the County Engineer, Procurement advertised a bid to remove and replace damaged pedestrian sidewalks within the County's rights-of-way. The work will include, but not be limited to, sidewalk removal, sidewalk replacement, removal of material, restoration, and removal and replacement of truncated dome mats. Two (2) submittals were received, and the tabulation is below:

Firm - Location	Bid Total
Hartman Civil Construction Co., Inc. - Ocala, FL	\$543,875
C. W. Roberts Contracting, Inc. - Wildwood, FL	\$689,043

Steven Cohoon, P.E., County Engineer, recommends that Hartman Civil Construction Co., Inc., (Hartman Civil) receive the award for the lowest, most responsive, and most responsible bidder.

Attached for review is a draft of the contract. Upon approval at today's meeting, it will be sent to Hartman Civil for signature, and upon return, will be forwarded to Legal, the Clerk, and Chairman for signatures.

Budget/Impact: Neutral; estimated annual expenditure of \$400,000. The full annual expenditure shall not exceed the approved fiscal year budgeted amounts without being brought back to the Board for approval. Funding is from BM761541-563221-TIP077590 (80% Gas Tax Const Fund).

Recommended Action: Motion to approve the recommendation and allow staff to issue a contract, and upon approval by Legal, authorize the Clerk and Chairman to execute contract with Hartman Civil under 25B-141.

**7.6.4. Request Approval of Bid Exemption for Vehicle Purchases: One-time “Off-the-Lot” Vehicle Purchases (Budget Impact – Neutral; expenditure not to exceed \$152,635)**  
The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of Office of the County Engineer (OCE), Procurement requests approval of a bid exemption for the purchase of three (3) replacement vehicles that were involved in accidents and declared total losses. The requested “off-the-lot” purchase includes one (1) Ford F-250 Super Duty and two (2) Ford F-150s. The ability to purchase “off-the-lot” vehicles will replace units necessary for the continuation of OCE services, providing transportation for additional staff, a pool vehicle, and a spare as needed. This purchase will enhance the department’s ability to respond effectively and maintain productivity. The estimated expenditure incorporates a 10% contingency above quoted pricing to ensure sufficient authorization for potential cost fluctuations at the time of purchase.

Budget/Impact: Neutral; expenditure not to exceed \$152,635

Risk Claim - ZK160519-545701 - \$15,675

Risk Claim - ZK160519-545801 - \$2,661.09

Risk Claim - ZK160519-545701 - \$52,298

BL400541-564101 - \$82,000.91 .

Recommended Action: Motion to approve the requested “off-the-lot” purchase for a not to exceed amount of \$152,635.

**7.6.5. Request Approval of Change Order 1 to Purchase Order 2501207: Heagy-Burry Boat Ramp Surface Depression Remediation - Foundation Services of Central Florida, Ocala, FL (Budget Impact – Neutral; additional expenditure of \$36,445)**

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On June 4, 2024, the Board approved project 24B-119 Heagy Burry Boat Ramp Renovations for the construction of an asphalt parking lot, floating dock system, restroom, sheet pile retaining wall, concrete driveway apron, stormwater infrastructure, sidewalks, and landscaping at Heagy Burry Boat Ramp. During the excavation process, a surface depression was discovered, putting a halt to all work. The Parks & Recreation Department consulted with Geo-Tech, Inc. to provide a detailed assessment and report for remediation of the depression. Parks & Recreation anticipated this work would be less than \$50,000 and moved forward with soliciting quotes from qualified contractors to remedy the surface depression. Foundation Services of Central Florida, Inc. (FSCF), was the only vendor to respond with a quote in the amount of \$82,005 for the remediation of the surface depression.

On April 15, 2025, the Board approved the issuance of a purchase order to FSCF in the amount of \$82,005 for remediation of the surface depression. During the remediation process, the contractor determined that grout injection would be necessary to stabilize the area.

Change Order No. 1 is being presented for consideration to increase the purchase order by \$36,445, for a revised total of \$118,450. This increase reflects the cost of grout injection services provided by United Structural Systems, LLC, as detailed in the attached invoice.

If approved, the Change Order will be routed to the Chairman and Clerk for signatures.

Budget/Impact: Neutral; additional expenditure of \$36,445 bringing the total purchase order amount to \$118,450. Funding is from line CR362572-546101 (Parks & Rec Fees Fund).

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute Change Order 1 to Purchase Order 2501207 for Foundation Services of Central Florida, Inc., under contract 24B-119.

**7.6.6. Request Approval of Contract: 25C-161 Astro Radio System Maintenance and Upgrade Agreement – Motorola Solutions, Inc., Chicago, IL (Budget Impact – Neutral; expenditure of \$10,965,105 multi-year contract)**

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of Marion County Public Safety Communications (MCPSC), Procurement requests approval of a six-year maintenance and upgrade agreement with Motorola Solutions to support the County's ASTRO Radio System. The ASTRO system is the primary public safety communications network used by law enforcement, fire rescue, emergency medical services, and other County departments to ensure and interoperable radio communications.

This agreement provides:

- Comprehensive system maintenance including 24/7 technical support, software patches, and hardware repair services.
- Scheduled system upgrades to keep the network compliant with industry standards and cybersecurity requirements.
- Lifecycle management of radio infrastructure to ensure continuity of operations and avoid costly obsolescence.
- Priority response and parts availability from Motorola-certified technicians.

The long-term agreement will ensure consistent system performance, minimize downtime, and support public safety agencies with the most current software and technology enhancements. The annual cost per FY is shown below:

Periods Covered	Annual Cost
FY 2025-26	\$1,622,541.00
FY 2026-27	\$1,802,531.28
FY 2027-28	\$1,834,214.02
FY 2028-29	\$1,867,182.10
FY 2029-30	\$1,901,452.66
FY 2030-31	\$1,937,183.32

Attached for review is a draft of the agreement. Upon approval at today's meeting, it will be forwarded to Legal, the Clerk, and the Chairman for signatures.

Budget/Impact: Neutral; expenditure of \$10,965,104.38 for the six (6) year term. Funding from line AA310529-552106 (General Fund).

Recommended Action: Motion to approve recommendation and allow staff to issue a contract and upon approval from Legal, authorize the Clerk, and Chairman to execute the contract under 25C-161.

**7.6.7. Request Approval of Contract Renewal: 12P-039-CA-06 Single Stream Recycling - Waste Pro of Florida, Inc., Ocala, FL (Budget Impact - Neutral; projected annual expenditure of \$420,000)**

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On June 5, 2012, the Board awarded a contract to Waste Pro of Florida, Inc. for single-stream recycling. The current contract charges Marion County \$131.29 per ton to process the single-stream material collected at our recycling centers and from approved franchise haulers. Waste Pro of Florida, Inc. has requested a Consumer Price Index (CPI) increase of 4.88%, which would increase the processing rate to \$137.70 per ton. If approved today, the current rate of \$131.29 will end December 31, 2025. The new rate of \$137.70 will begin January 1, 2026, and will remain in effect through the 2026 calendar year.

Attached for review is a copy of the contract renewal with an approved LRM from Legal. Upon approval at today's meeting, it will be presented to the Chairman and Clerk for signatures.

Budget/Impact: Neutral; projected annual expenditure of \$420,000, subject to variation based on average market value and tonnage processed. Total annual cost shall not exceed the approved FY budgeted amount without returning to the Board for approval.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the contract renewal with Waste Pro of Florida, Inc. under RFP 12P-039.

**7.6.8. Request Approval of Fifteenth and Sixteenth Contract Amendments: 17P-058, Enterprise Resource Planning System and Software - Tyler Technologies, Yarmouth, ME (Budget Impact - Neutral; total expenditure of \$171,150)**

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: At its December 5, 2017 meeting, the Board approved a contract with Tyler Technologies (Tyler) for an Enterprise Resource Planning (ERP) system. Today we are presenting two (2) contract amendments for the purchase of Tyler Application Programming Interface (API) software to enable the integration of other third-party software with Tyler Munis and Tyler Enterprise Permitting and Licensing software.

Attached for review are both amendments, which have been reviewed by Information Technology. Pending approval at today's meeting, they will be forwarded to Legal for review, and then to the Clerk for the Chairman's signatures.

Budget/Impact: Neutral; combined expenditure of \$171,150.

17P-058-CA-15 - \$74,400

17P-058-CA-16 - \$96,750

Funding is from ESC000001 - AA700519-568102 (General Fund).

Recommended Action: Motion to approve the Fifteenth and Sixteenth Contract Amendments with Tyler Technologies, Inc. under 17P-058, authorize Legal review,

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and authorize the Chairman to execute the amendments following Legal's approval.

**7.6.9. Request Approval of Piggyback and Contract: 25PB-163 Water Meters and Meter Change Out Services – National Metering Services, Inc., Clermont, FL (Budget Impact – Neutral; estimated annual expenditure of \$49,975)**

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: Marion County Utilities (MCU) requests approval to piggyback the contract that the City of Zephyrhills has with National Metering Services, Inc. (NMS) for water meter change-outs. The City of Zephyrhills contract is effective through July 14, 2028, with two (2) additional three (3) year renewal options.

Procurement Services has reviewed all supporting documentation and confirmed the piggyback complies with the County's Procurement Manual. Procurement will also verify the validity of any future City of Zephyrhills contract renewals prior to presenting subsequent amendments for Board approval and County execution.

Attached for review is a copy of the proposed County contract, with the City of Zephyrhills' contract included as Exhibit A. Upon approval at today's meeting, the agreement will be sent to NMS for signature, and once returned, will be sent to Legal, the Clerk and Chairman for final execution.

To remain consistent with the City of Zephyrhills' master contract, the County's piggyback agreement will automatically renew in accordance with the City's renewal schedule, contingent upon continued funding and satisfactory contractor performance.

Budget/Impact: Neutral; estimated annual expenditure of \$49,975, subject to actual service needs and not to exceed budgeted amounts. Funds are available in Line ZF448536-563102 (Marion County Utility Fund), Project UTC000120.

Recommended Action: Motion to approve the request to piggyback the City of Zephyrhills' contract and, upon Legal approval, authorize the Chairman and Clerk to execute Contract 25PB-163 with National Metering Services, Inc.

**7.6.10. Request Approval of Ratification: Emergency Repair Expenditure as Related to Emergency Cleaning of the Off-site Equalization Tank for the Silver Spring Shores Wastewater Treatment Plant – American Pipe and Tank, Inc., Ocala, FL (Budget Impact – Neutral; expenditure of \$98,000)**

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of Marion County Utilities (MCU), Procurement Services requests Board ratification for the emergency cleaning of the off-site equalization (EQ) tank serving the Silver Spring Shores Wastewater Treatment Plant (SSS WWTP).

The EQ tank functions as a settling basin during normal operations. Over time, excessive solids accumulated on the tank floor, reducing suction pressure and causing the four transfer pumps to experience air binding. This condition risked impairing plant operations and required immediate corrective action.

American Pipe and Tank, Inc. (AP) provided emergency services to drain the EQ tank, supply a temporary tank, and remove the accumulated sludge. Due to the

urgent nature of the work, services commenced prior to Board approval and are now presented for ratification.

Budget/Impact: Neutral; expenditure of \$98,000. Funding is from line ZF448536-563102 (Marion County Utility Fund), project UTC000135.

Recommended Action: Motion for ratification of the emergency repairs as related to the SSS WWTP EQ tank.

**7.6.11. Request Approval of Selection Committee Recommendation: 25P-140 Sodium Hypochlorite – Odyssey Manufacturing Co., Tampa, FL (Budget Impact – Neutral; expenditure of \$625,000)**

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On behalf of Marion County Utilities (MCU), Procurement issued a Request for Proposals (RFP) seeking a qualified firm to provide sodium hypochlorite and calcium hypochlorite to over fifty water treatment plants, wastewater treatment plants, and wells throughout the County.

The Selection Committee reviewed three (3) proposals and evaluated them based on established criteria. The scores and rankings are as follows:

Firm Name - Location	Score	Rank
Odyssey Manufacturing Co. - <i>Tampa, FL</i>	210.83	1
Brenntag Mid South, Inc. - <i>Orlando, FL</i>	110	2
Univar Solutions USA, LLC - <i>Tampa, FL</i>	95	3

The Selection Committee recommended awarding the contract to Odyssey Manufacturing Co, and MCU Director, Tony Cunningham, supports the Selection Committee's recommendation.

Attached for review is the draft contract. Upon Board approval at today's meeting, the contract will be routed to the firm for signatures and once returned, will be forwarded to Legal, the Clerk, and the Chairman for final execution.

Budget/Impact: Neutral; expenditure of \$625,000. Funding for this project is from line ZF442533-552108 and ZF445535-552108 (Marion County Utility Fund).

Recommended Action: Motion to approve and allow staff to issue, and upon approval from Legal, authorize the Chairman and Clerk to execute the contract with Odyssey Manufacturing Co, under project 25P-140.

**7.6.12. Request Approval of Task Order: 20Q-170-TO-31, Architectural Services - Marion County Sheriff's Office Helicopter Hangar Design - Partin Architecture Co., Ocala, FL (Budget Impact - Neutral; expenditure of \$232,800)**

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On October 20, 2020, the Board approved a Selection Committee recommendation for qualified Architectural firms. Marion County Sheriff's Office has assigned the Architectural and Engineering services for the Marion County Sheriff's Office helicopter hangar expansion design to Partin Architecture. The firm will provide architectural design phase services, including structural, mechanical, electrical, plumbing, and civil engineering. This will include code research, site evaluation, project coordination and construction documents.

Additionally, the firm will deliver signed and sealed drawings as required for permitting.

Budget/Impact: Neutral; project cost is \$232,800. Funds are available in line VJ736521-563102 (Infrastructure Surtax Capital Project Fund).

Recommended Action: Motion to approve, and upon approval by Legal, authorize the Chairman to execute the contract for Partin Architecture Co. under 20Q-170-TO-31.

**7.6.13. Request Approval of Task Order: 21Q-219-TO-09 Public Safety Communications Radio Tower Electrical Improvements at: Dunnellon Water Tower, Classic Mile Tower and Pistol Range Tower – Chuck's Stokes Electric of Central Florida Inc., Ocala FL (Budget Impact – Neutral; expenditure of \$74,662)**

The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: On October 5, 2021, the Board approved a contract with Chuck's Stokes Electric of Central Florida, Inc. (Stokes) to provide electrical services for the County on as needed basis. Following this approval, Marion County Public Safety Communication selected Stokes to install Cam - Lock systems at the following radio tower locations: Dunnellon Water Tower, Classic Mile Tower, and Pistol Range Tower. The work includes the installation of a single phase, 2 pole, 200-to-300-amp, 120/240-volt service. This includes supplying and installing two sets of generator cables (4/0) with male and female cam-locks connectors and bare end pigtails.

A copy of Stokes's proposal and contract is attached for review and will be included as a backup documentation for the associated purchase order.

Budget/Impact: Neutral; expenditure of \$74,662. Funding is from AA310529-546301 (General Fund).

Recommended Action: Motion to approve the recommendation and authorize staff to release the purchase order to Chuck's Stokes Electric of Central Florida Inc. under 21Q-219.

**7.7. Transportation - County Engineer:**

**7.7.1. Request Approval of the Release of a Subdivision Improvement Agreement with Irrevocable Letter of Credit Associated with Emerson Pointe Development, LLC (Budget Impact - None)**

The Board accepted the following recommendation as presented by County Engineer Steven Cohoon, Office of the County Engineer (OCE):

Description/Background: This is a request to approve the Release of a Subdivision Improvement Agreement with Irrevocable Letter of Credit associated with Emerson Pointe Development, LLC. The engineering improvements were inspected on October 23, 2024, and the Landscape Certification was provided to the County on June 26, 2025. The release will be recorded on the Public Record for proper satisfaction of the surety bond.

Budget/Impact: None.

Recommended Action: Motion to approve the attached Release and to authorize the Chairman and Clerk to execute the same.

**7.7.2. Request Approval of First Amendment to Developer's Agreement and Agreement Concerning Stormwater Facilities Relocation for Emerson Pointe Development, LLC (Budget Impact – Neutral)**

The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: A 2024 Developer's Agreement, recorded in OR Book 8523, Page 479, was executed between Marion County and Emerson Pointe Development, LLC as Developer's Agreement and Agreement Concerning Stormwater Facilities Relocation.

Pursuant to the Original Agreement, the Developer agreed to design, permit, and construct a joint-use stormwater management system to accommodate the NE 35<sup>th</sup> Street widening project and is to receive impact fee credits based on the estimated construction costs.

The actual construction costs were less than the estimated construction cost. This amendment reflects a \$158,640.90 reduction in cost and corresponding impact fee credits.

Budget/Impact: Neutral; there is no change to the county's maximum obligation to developer.

Recommended Action: Motion to approve the attached First Amendment to Developer's Agreement and Agreement Concerning Stormwater Facilities Relocation and to authorize the Chairman and Clerk to execute the same.

**7.7.3. Request Approval of a Purchase Agreement Associated with the Marion Oaks Manor Extension Road Improvement Project for Parcel 8004-0543-06 (Budget Impact – Neutral; expenditure of \$243,000)**

The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request to approve a Purchase Agreement in the amount of \$243,000 plus closing costs for parcel 8004-0543-06 associated with the Marion Oaks Manor Extension (SW 49<sup>th</sup> Avenue to CR 475) Road Improvement Project. This is an improved lot consisting of .28 Acres. The 1,486 square foot single residence consist of four (4) bedrooms and two (2) bathrooms and a two (2) car garage.

The negotiated agreement is inclusive of any and all cost associated with this transaction. There are cost savings recognized in this negotiation by avoiding additional costs that occur during condemnation proceedings.

Budget/Impact: Neutral; expenditure - \$243,000 plus closing cost (TIP077586-TIP ROADS-EXPANS ROW-762T-BO762541-561301).

Recommended Action: Motion to approve the Purchase Agreement and Addendum and authorize the Chairman and Clerk to execute the same.

**8. COUNTY ATTORNEY:**

**8.1. Request Approval to Adopt a Resolution Relating to Special Assessment Bond, Series 2025**

The Board considered the following recommendation as presented by County Attorney Matthew G. Minter, Legal:

Description/Background: A Resolution is presented for Board approval which was received from Nabors, Giblin & Nickerson, P.A., bond counsel for Marion County.

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The resolution relates to financing the road improvements in the Dunnellon Oaks Improvement Area after the required public hearing was held by the County. This Resolution authorizes a bond to be issued to Pinnacle Bank in a principal amount not to exceed \$2,367,773.46 at a rate of interest of 4.22% per annum, provides for certain details regarding the bond, outlines certain bond covenants of the County and provides authorization for the Chairman and Clerk to execute certain documents related to such bond issuance. The bond is payable from assessments imposed against the improvement areas and is backed by a covenant to budget and appropriate non-ad valorem revenues.

Budget/Impact: None.

Recommended Action: Motion to adopt Resolution and authorize the Chairman and Clerk to execute same.

County Attorney Mathew G. Minter, Legal, advised that this Item is a Bond Resolution related to the Dunnellon Oaks Improvement Area. He provided a brief overview of the imposed special assessment and introduced the County's Bond Council, Chris Traber, Nabors Giblin and Nickerson (NGN) and Managing Director Jay Glover, PFM Financial Advisors LLC.

A motion was made by Commissioner Stone, seconded by Commissioner Zalak, to adopt Resolution 25-R-300 and authorize the Chairman and Clerk to execute the same. The motion was unanimously approved by the Board (5-0).

Resolution 25-R-300 is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AUTHORIZING THE ISSUANCE BY THE COUNTY OF A NOT TO EXCEED \$2,367,773.46 MARION COUNTY, FLORIDA SPECIAL ASSESSMENT BOND, SERIES 2025, IN ORDER TO FINANCE THE COST OF THE ACQUISITION AND CONSTRUCTION OF VARIOUS ROAD AND ANCILLARY IMPROVEMENTS WITHIN THE BOUNDARIES OF VARIOUS IMPROVEMENT AREAS CREATED WITHIN THE COUNTY AS FURTHER DESCRIBED HEREIN; PLEDGING THE MONEYS RECEIVED BY THE COUNTY FROM (A) ASSESSMENT REVENUES UPON REAL PROPERTY WITHIN THOSE IMPROVEMENT AREAS BENEFITED BY THE AFOREMENTIONED ROAD AND ANCILLARY IMPROVEMENTS AND (B) A COVENANT TO BUDGET AND APPROPRIATE LEGALLY AVAILABLE NON-AD VALOREM REVENUES TO SECURE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID SERIES 2025 BOND; PROVIDING FOR THE RIGHTS OF THE HOLDERS OF SAID SERIES 2025 BOND; AND PROVIDING FOR AN EFFECTIVE DATE FOR THIS RESOLUTION.

## **8.2. Request Consideration of Reduction and/or Release of Civil Restitution Lien for Hugh M. Rioch**

County Attorney Minter, Legal, presented the following recommendation:

Description/Background: On August 4, 2025, the County Attorney's Office received a request from Hugh M. Rioch for a Release/Reduction of his Civil Restitution Liens from Case No. 2011-CT-9252, recorded at OR Book 5368, Page 1258 on February 23, 2012, and Case No. 2015-MM-4978, recorded at OR Book 6268, Pages 1695-1698 on September 3, 2015. Mr. Rioch is requesting a reduction of the Civil

Restitution/Cost of Incarceration Lien totaling \$14,756.24, with \$8,997.60 remaining in judgment and \$5,758.64 in interest.

On November 19, 2011, Mr. Rioch was arrested for Driving While License Suspended Revoked Cancel (First Degree Misdemeanor) in Case No. 2011-CT-9252. On January 5, 2012, he was sentenced to 150 days in Jail; the Court imposed a Judgment of Cost of incarceration of \$7,500.00 (sentence 150 days x \$50 per day). He served 124 days in the Marion County jail and was an Inmate Worker for 116 days. Therefore, he was in jail for 8 days where he was not an inmate worker. He has paid all other fines and court costs for this case.

On July 22, 2015, Mr. Rioch was arrested for Battery Domestic Violence (First Degree Misdemeanor) in Case No. 2015-MM-4978. On August 4, 2015, he was sentenced to 30 days in Jail; the Court imposed a Judgment of Cost of incarceration of \$1,500.00 (sentence 30 days x \$50 per day). He served 24 days in the Marion County jail and was an Inmate Worker for 8 days. Therefore, he was in jail for 16 days where he was not an inmate worker. He has paid all other fines and court costs for this case.

Mr. Rioch owns property in Marion County, parcel 44997-000-16, that has an assessed value of \$41,128. Mr. Rioch is asking for this release/reduction of his liens to help make amends and clean up his past.

Budget/Impact: None.

Recommended Action: Motion to approve or deny Hugh M. Rioch's request for a Reduction and/or Release of the Civil Restitution Liens recorded in OR Book 5368, Page 1258 on February 23, 2012, and OR Book 6268, Pages 1695-1698 on September 3, 2015.

County Attorney Minter provided a brief overview of the Civil Restitution Liens. He stated the applicant is requesting a reduction of his current lien balance of \$14,756.24, noting it includes both principal and interest. Mr. Minter advised that Mr. Rioch spent a total of 148 days incarcerated and of that served 124 days as an inmate worker. He stated Mr. Rioch's offenses related to an issue with alcohol and has indicated in communications with the County Attorney's office that he is in a program for treatment and has been sober for 1 year. Mr. Rioch is seeking a reduction or abatement of the liens against him.

Chairman Bryant advised this case is straightforward as to what the BCC has done in the past.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to waive all interest fees, credit the 124 days as an inmate worker and reduce the total lien to \$1,200.00.

Commissioner McClain commented on the applicant's absence, noting these requests are a big deal and the Board should be able to have a conversation with the applicant. Chairman Bryant stated he may be at work.

Mr. Minter clarified that Commissioner Stone's motion is for Item 8.2.

The motion passed unanimously by the Board (5-0).

### **8.3. Request Authorization to Proceed with Foreclosure Action for Code Enforcement Liens recorded against the Estate of Daniel Keys (Budget Impact - None)**

County Attorney Minter, Legal, presented the following recommendation:

Description/Background: This matter involves a property that is a chronic nuisance. There is an active code enforcement case beginning in 2024 with a current lien recorded for \$9,000.00. The property owner is deceased. The owner's heir is also

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reportedly deceased. Squatters currently occupy the property and are maintaining the property in a public nuisance condition. The property is manifestly injurious to the morals and manners of the people of the community. The County Attorney requests the Board's approval to foreclose on the outstanding lien in an effort to resolve the nuisance.

Budget/Impact: None.

Recommended Action: Motion to authorize the County Attorney to Proceed with Foreclosure Action.

Assistant County Attorney Valdoston "Val" Shealey, Legal, provided a brief overview of the request for authorization to proceed with foreclosure action on the estate of Daniel Keys. He commented on the decision of foreclosure action as opposed to an abatement action, noting an abatement would result in eventual new (or the same) squatters and it is more expensive. Mr. Shealey stated the goal is to be more final in the approach. He advised that by taking foreclosure action the County will be able to force a sale, put the property in the hands of a new and responsible owner, and recover costs. If it should happen that there would be no bids on this property (which, is doubtful) then the County would take title to the property, clear the violations, secure the property and then sell to recover costs.

Commissioner Zalak questioned how long it would take to foreclose and clean it up by sale or County intervention. Mr. Shealey stated there is possibly one heir, but they have not stepped up to claim the property. He opined that once the lawsuit is filed and Legal serve those on the property that the process should take 3 to 4 months, noting the property is rather large at approximately 6 acres.

In response to Commissioner Zalak, Mr. Shealey stated the County Attorney's Office can have the lawsuit filed by the end of this week.

Commissioner Curry questioned whether the County makes an effort to move the squatters somewhere else. Mr. Shealey advised that staff have approached the squatters and threats of violence were made.

General discussion ensued.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to authorize the County Attorney to proceed with foreclosure action. The motion was unanimously approved by the Board (5-0).

Chairman Bryant advised of Walk-On Item 8.4.

A motion was made by Commissioner Zalak, seconded by Commissioner Stone, to consider Walk-On Item 8.4. The motion was unanimously approved by the Board (5 - 0).

**8.4 WALK-ON:** Request Board Authorization for County Attorney and County Engineer to Proceed with the Acquisition of Certain Property Interests from New Ocala, LLC or its Successor in Interest, for the SW 40<sup>th</sup> and SW 49<sup>th</sup> Avenue Road Construction Project, Within the Purchase Price and Other Parameters Described Herein

The Board considered the following recommendation as presented by County Attorney Minter, Legal:

Description/Background: Marion County has the new SW 40<sup>th</sup> and SW 49<sup>th</sup> Avenue Road Construction Project currently under construction by Art Walker Construction, Inc., pursuant to a design-build contract. The acquisition of certain parcels and property interests of New Ocala, LLC is necessary for the contractor to construct the road project as designed. Those parcels include a drainage retention area (DRA), drainage easements, fee simple right-of-way (R-O-W), and

temporary construction easements (TCE). After lengthy negotiations and the filing of a petition in eminent domain, the parties have reached the essential terms of a negotiated settlement. New Ocala, LLC owns a 4.99 acre parcel on the west side of SW 40<sup>th</sup> Avenue, and a 14.35 acre parcel across the street on the east side of SW 40<sup>th</sup> Avenue. This settlement will provide for the acquisition of property interests from both of those parcels. The County Attorney is requesting Board approval of this settlement based on the following essential terms, and authorization for the County Attorney and the County Engineer to work out final details of the actual settlement agreement / purchase and sale agreement consistent with those essential terms. Our contractor's work has already been delayed in this phase of the project pending the acquisition of these property interests, and the Board's approval of this settlement will facilitate the completion of the work.

**Compensation and Expenses:** The most important part of the settlement provides for payment of the constitutional measure of "full compensation" to the property owner for all interests for \$1,600,000, including any claims for severance damages or consequential damages. In addition to that, the County will be required to pay the owner's statutory attorney fees of \$329,340; appraiser fees of \$9,937; planner's fees of \$8,160 and engineer fees of \$24,750, for a total cost to the County of \$1,972,187. Payment of these amounts is subject to full execution of a final settlement agreement and related purchase and sale agreement(s).

This will provide for the acquisition of what has been described in the eminent domain proceedings as Parcel No. 5 and No. 6 (fee simple R-O-W); an un-numbered parcel for a permanent drainage easement for a DRA [ Note: the County is acquiring this Parcel pursuant to this Settlement, in lieu of what was formerly described as Parcel Nos. 7 and 8 which will not be acquired]; Parcel Nos. 10 and 11, TCEs for R-O-W; Parcel Nos. 39 and 42, perpetual drainage easements; Parcel No. 40 for R-O-W; and Parcel No. 41 for a TCE. Descriptions of the acquisition parcels are attached hereto as Composite Exhibit A. It is expected that closing will occur within 30 days of Board approval of the essential settlement terms. We are asking for approval for the final agreement to allow for the owner to expand the DRA in the future, at no cost to the County, for use as a joint-ORA, with terms and conditions related to joint costs of maintenance, and apportionment of costs for possible future catastrophic failures such as those due to sinkholes, to be approved by the County Attorney and County Engineer.

**Budget/Impact:** \$1,972,187.00, payable from account #STC073804 CIP TRANSP NEWINF ROW 738 VJ738541 561301.

**Recommended Action:** Motion to approve property acquisition Settlement Agreement with details to be finalized by the County Attorney and the County Engineer incorporating the terms described above.

County Attorney Minter provided a brief overview of the request. He noted this settlement involves obtaining multiple property interests including a DRA, a fee simple ROW, temporary construction easements and drainage easements. The settlement amount for the owner is \$1,600,000.00 and includes any severance damages or consequential damages. Mr. Minter advised that there are additional amounts for attorney fees, appraisal fees, planner fees and engineer fees the County is obligated for under Florida Statutes and eminent domain cases bringing the total settlement value to \$1,972,187.00. He stated today he is looking for approval for the County Attorney's Office and OCE to

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move forward with finalizing the contractual documents, which will incorporate essential terms of the settlement agreement. Mr. Minter advised that it is important for the County to acquire this property so the contractor, Art Walker Construction, Inc., can proceed with their work in the area.

Commissioner Curry commented on the statutory attorney's fee of \$329,000.00, noting that seems like an inordinate amount of legal fees for this project.

Mr. Minter stated the legal fees are derived from a formula within the Statute based on what is called "the betterment" from the County's original offer to the settlement amount. He advised that the attorney fees are a graduating scale, which is 33% of the first \$250,000.00 and anything over \$1,000,000.00 being 20%. The original offer to the property owner was roughly \$567,000.00; however, there had been some modifications since then for the land the County needs and that offer was based on a 4-acre tract. Mr. Minter clarified the parcel the County is acquiring for the DRA is a little less than 2-acre tract. He noted when the math is done and the value is taken down the original offer to the landowner would have been even lower than \$567,000.00. Mr. Minter reiterated the attorney fee is measured from the original offer up to the full compensation amount.

Mr. Minter referred to an appellate case in Florida he intended on sharing with the Board yesterday that highlights eminent domain cases. He stated eminent domain cases go through many fits and starts in a road project like this, noting it is not uncommon at all for there to be changes in the parcels originally intended to acquire and the offers and counter offers that are made. Mr. Minter advised that he will share more information with the Board later, but the appellate case involves Jacksonville Electric where the original offer was only \$65,000.00 and the ultimate settlement amount ended in \$2,000,000.00. In negotiations with the County Attorney's Office and the property owner for this particular case, staff was able to obtain significant reductions in what the property owner was claiming for the final settlement amount by approximately \$1,000,000.00. He stated this is the settlement he recommends.

Chairman Bryant opened the floor for public comment.

Joseph Walker, SE 54<sup>th</sup> Place, Ocklawaha, expressed concern relating to Walk-On Items with large expenditures.

Chairman Bryant advised that public comment is now closed.

A motion was made by Commissioner McClain, seconded by Commissioner Stone, to approve the property acquisition Settlement Agreement with details to be finalized by the County Attorney and the County Engineer incorporating the terms described above. The motion was unanimously approved by the Board (5-0).

Commissioner Stone expressed appreciation for County Attorney Minter, noting this has been a long process for a roadway that is necessary to improve the traffic in Marion County.

## **9. COUNTY ADMINISTRATOR:**

**9.1. Present Geographic Information System Update – Natasha Thompson, GIS Coordinator**

ACA Amanda Tart, Administration, presented the following recommendation:

Description/Background: Natasha Thompson, GIS Coordinator, to present Geographic Information System update to the Board.

Budget/Impact: None.

Recommended Action: Information only.

County Administrator Mounir Bouyounes, Administration, stated this Agenda Item is a great story to see what this team has done. He advised that both members of the GIS team are graduates of the College of Central Florida (CF) who came to the County through an internship and then decided to stay to work for the County.

GIS Coordinator Natasha Thompson, IT, presented a PowerPoint presentation as seen on the overhead screens and introduced GIS Programmer Asir Khan and IT Director Tom Northey. She advised that she is here today to present strategic initiatives collectively entitled "Enhancing the GIS Experience", which is a focused effort to expand and improve how GIS supports Marion County's operations and serves the community. Ms. Thompson stated these initiatives are already underway and provided a brief overview of GIS. She advised that the GIS team is responsible for the technical administration, development and maintenance of the system, noting this ensures internal staff and the public can rely on accurate maps, quality data and responsive applications. Ms. Thompson stated the team also provides integration support and user assistance to departments Countywide. She advised that GIS plays a vital role in the County's operations by integrating with critical systems such as Enterprise Resource Planning (ERP), Computer Aided Dispatch (CAD) and soon it will become the foundation of a new permitting system.

Ms. Thompson stated GIS is not just for internal use, noting it also directly benefits the public. For example, the GIS mapping portal on the County's website is a one-stop-shop for all County GIS needs. Staff redesigned it last year to improve the user experience and make updated GIS data available for download in multiple formats. She advised that the portal also provides access to the most utilized mapping applications, story maps and downloadable general location maps. Ms. Thompson stated the public interactive map allows residents to explore zoning information, flood zones and determine their Commissioner District, noting this map has also received roughly 167,000 views in the last year. She advised that the Citizen Solution Center is a location-based non-emergency reporting tool, which empowers citizens to submit concerns regarding animals, Code, litter, parks or roads and then automatically routes the requests to the appropriate Department. This application has received over 1,400 citizen requests over the past 2 years.

Ms. Thompson stated to better support internal users and the public, the team developed 5 key initiatives under the mission of enhancing the GIS experience. She advised that while working with the GIS software provider, Esri, staff was able to conduct both technical and user-needs assessments to evaluate the status of the system and get a better understanding of how over 50 GIS power users across 8 Departments are leveraging the technology. She noted the findings from these assessments are what guided staff in developing their 5 initiatives. Ms. Thompson addressed the first initiative as ArcGIS Pro Migration, which is a new mapping software that will bring the County into a more modern and powerful GIS platform. This transition results in faster performance and better integration with the ArcGIS Online Cloud and brings exciting new features. She advised that one of the new features is an upcoming built-in artificial intelligence (AI) assistant that can complete tasks like styling a map-layer, zoom to a feature, or set up a query just by typing a request in plain language. Ms. Thompson commented on the second initiative, GIS Architecture Modernization, noting this goal involves more behind-the-scenes improvements. For example, this will bring upgrades to the Hybrid Enterprise Infrastructure, helping leverage 9 on-premise servers and the Cloud to work together seamlessly. She stated it will also include a modern redesign of public-facing and internal GIS web applications, as well as a new monitoring software that gives real-time visibility

into system performance. Ms. Thompson addressed the third initiative, GIS Collaborative Program. She stated her vision for GIS in Marion County is to empower staff and the community with geospatial technology that streamlines operations, enhances efficiency and supports data-driven spatially informed decision making. Ms. Thompson advised that leveraging GIS across departments can optimize resources, improve service delivery and strengthen the ability to address unique challenges of managing a geographically large County, noting this interdepartmental program will foster knowledge sharing and innovation. Through bimonthly meetings, staff connects GIS users from various departments to share project updates, provide hands-on training, distribute learning resources and highlight new tools and capabilities. She stated an additional component of the GIS Collaborative Program initiative was to design an internal collaboration page using SharePoint to consolidate relevant information, training plans and resources for users. Ms. Thompson advised that the GIS team partners with the Sheriff's Emergency Management Division to provide support during emergency operations center activations, noting they also collaborate with GIS teams for the City of Ocala and the Property Appraiser's Office (PAO). She stated the fourth initiative is GIS Optimizations. Ms. Thompson advised that staff focuses on tuning their systems and leveraging automation to replace repetitive manual tasks. Much of this work is driven by scripts, which are step-by-step instructions written for the computer to follow automatically. The script will perform tasks consistently and efficiently. She stated by using scripts and other automation tools staff is now free to focus on higher level strategic work that delivers greater value to the County. Ms. Thompson advised that a great example of this is an automated database maintenance script, which replaced a previous manual biweekly after-hours process. She stated over the past 2 and a half years their team estimates this script alone has saved the County over 260 hours of after-hours labor. Ms. Thompson stated the Department is leveraging multiple scripts to assist in things like receiving and updating GIS layers from partnering agencies and bulk attribute edits, which enables the system with up-to-date data providing for less manual editing. These optimizations deliver faster, more accurate and much more efficient GIS operations that allow staff to focus on innovation rather than routine maintenance. She referred to the fifth initiative, GIS Staffing, noting GIS is a specialized and increasingly essential skill valued in local public and private organizations. Ms. Thompson stated this initiative is dedicated to building a sustainable pipeline of GIS talent here in Marion County. In November of 2024 staff hosted a GIS Day event at CF to introduce students to the field of GIS and showcase its many applications in local government. She advised that the event sparked interest and open conversations about the opportunities GIS offers as a career path. Ms. Thompson advised that IT and GIS professionals from multiple County Departments and the City of Ocala partnered with CF to help shape and provide feedback on a new college credit certificate program in GIS, which is a 21-credit-hour program that started this past fall semester to equip students with foundational skills needed for pursuing careers in GIS. The launch of the certificate was featured in the Ocala Gazette in late July 2025. She stated Marion County continues to have successful GIS internships that offer hands-on experience with real-world GIS projects and bridges the gap between classroom and professional application. Ms. Thompson commented on advocating for the importance of GIS, noting it forms strong educational partnerships that help with creating new pathways for students and professionals to explore and receive certification in this dynamic field. She stated the GIS team is looking forward to continuing to enhance the GIS experience in Marion County

and providing the best service to citizens and County staff. She expressed appreciation for everyone's time this morning and welcomed any questions from the Board.

Chairman Bryant expressed gratitude for Ms. Thompson and the GIS team. She stated the presentation was very informative and that the County is proud to have their team here.

Commissioner Curry congratulated Ms. Thompson on a tremendous presentation and job well done.

Commissioner Zalak expressed appreciation for the GIS team and their work. He opined County staff are getting better with these improvements in scripts and AI. Commissioner Zalak stated their team enables people to work at a higher efficiency, which is needed in the time to come. He expressed appreciation for Director Northey's leadership and for the team pushing others to pursue GIS career paths here in Marion County.

County Administrator Bouyounes advised that GIS has become a primary tool in every piece of the County's work on a daily basis, noting the GIS team has done a tremendous job bringing staff to the level they are today. He stated on September 8, 2025, the GIS team will be recognized by Esri, which is the worldwide lead company in GIS.

Chairman Bryant opined that the presentation was very well done.

Commissioner Stone commented on partnering with the City of Ocala, noting it shows a great collaboration for the community.

**READDRESSED:**

Chairman Bryant addressed the comments made by Mr. Walker during Item 2 (Agenda Item Public Comments) relating to the 8.4 Walk-On Item. She advised that the Board takes Walk-On Items very seriously and they are only done when absolutely necessary. Chairman Bryant introduced County Engineer Cohoon, OCE.

Commissioner Stone offered to give her Walk-On package to Mr. Walker.

Chairman Bryant advised that the BCC does not want to stall this project any longer. She stated there are a couple of projects going on in that area, noting the SW 66<sup>th</sup> Street bridge that was hit again and down to one lane traffic. Chairman Bryant advised that getting that roadway open is of the upmost importance to keep people moving in an appropriate manner. She stated the sooner this project is complete the sooner the bridge repairs can be considered by FDOT, noting the Board has requested the project not begin until the County has 49<sup>th</sup> Avenue open. In response to Chairman Bryant, County Engineer Steven Cohoon, OCE, advised that there is a huge time saving by being able to do this the way it was introduced today. He stated OCE has finalized negotiations earlier this week with the alternate attorney. Mr. Cohoon advised that the cost savings were significant compared to the previous pre-mitigation costs. He stated there is one more parcel OCE will bring before the BCC at the next meeting that is a no cost scenario, noting then the Department will have all necessary property for construction (pending one finalized negotiation to the south). Mr. Cohoon advised that this project is moving forward with a small impact to the time, but the contractor is still committing to and will hopefully be done before December. Mr. Cohoon referred to SW 66<sup>th</sup> Street, noting FDOT is waiting on the County to complete this project in order to fully close the road for bridge repairs. He commented on the importance of completing the project prior to December 2025 to allow FDOT to complete their work in the first quarter of 2026. Mr. Cohoon stated there is a lot moving on this project: a unique advertisement; property acquisition during construction; and concurring activities. He advised that if he had waited for this to come before the Board at a later date there would be no progress today and it would have

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caused a 12 month delay. Mr. Cohoon clarified their office does not prefer to do Walk-On Items, but they are sometimes necessary to get the job done in a timely manner.

Chairman Bryant stated the holdup for this project has been ROW acquisitions. She advised that the Board gave staff direction to move forward in any way they can because getting this road open is a top priority for roadway projects. Chairman Bryant reiterated the BCC does not take Walk-On Items lightly and they are only done if absolutely necessary. She clarified that they are not usually something new but something they have been working on for quite some time.

Commissioner Stone questioned if Walk-On Item 8.4 will be published before the next Agenda release as a Walk-On. Mr. Bouyounes advised that they are published on the next Agenda as information under Notation for Action.

Commissioner Stone stated anyone that would like information about a Walk-On item before its publishing can contact the BCC.

## **10. COMMITTEE ITEMS: NONE**

## **11. NOTATION FOR ACTION: NONE**

## **12. GENERAL PUBLIC COMMENTS:**

Scheduled requests will be heard first and limited to five (5) minutes. Unscheduled speakers will be limited to two (2) minutes. Citizens may contact Marion County Administration by 5:00 p.m. the Friday before the meeting at 352-438-2300 to request to speak or sign up online at: [www.marionfl.org](http://www.marionfl.org).

Chairman Bryant opened the floor for public comment.

Charles Calhoun, SW 92<sup>nd</sup> Court, referred to images shown on the overhead screens relating to the Memorial Honor Guard, Ponies for Patriots, and Free Cancer Screening for Marion County veterans. He provided an update on the continuing services the Memorial Honor Guard provides for veterans in Marion County, noting their recent work with hospice patients in partnership with Hospice of Marion County and several other healthcare entities. Mr. Calhoun commented on the Ponies for Patriots program, which has several horses available for people with Post Traumatic Stress Disorder (PTSD) and other therapy needs. He gave a brief overview of several events coming up including an Oktoberfest event at Circle Square Commons. Mr. Calhoun advised of a phlebotomist who offers blood testing for cancer screenings at Veterans Helping Veterans and an open food pantry where nobody is turned away.

Chairman Bryant expressed appreciation for Mr. Calhoun's continued work with veterans.

Chairman Bryant passed the gavel to Commissioner Zalak who assumed the Chair.

Commissioner Bryant out at 10:36 a.m.

Marybeth Bell, SW 89<sup>th</sup> Court Road, founder and CEO of Chuck's Piggy Bank, advised that in a new partnership with Saving Mercy Corporation, Chuck's Piggy Bank has provided a food pantry for those in Mercy Village with temporary housing, noting when permanent housing is constructed they will also provide furnishings for the animals of the owners. She addressed conversations with Executive Director Penny Beehler, Saving Mercy Corporation, about setting up a small veterinary clinic on-site.

Commissioner Bryant returned at 10:37 a.m.

Chairman Zalak returned the gavel to Commissioner Bryant who resumed the Chair.

Ms. Bell provided an update on several upcoming events including their sponsorships for the Give4Marion campaign on September 16 and 17, 2025. She stated she is also here

today to form a partnership with Marion County, noting recent discussions with Marion County Animal Services (MCAS) relating to a quarterly meeting of rescue organizations and suggestions. Ms. Bell gave a brief overview of their recent donations and increasing veterinary issues.

Joseph Walker, SE 54th Place, Ocklawaha, referred to images shown on the overhead screens relating to fire hydrants and expressed concern with their placement and maintenance.

Fire Chief Banta, MCFR, provided a brief overview of the program MCFR uses to track the status of fire hydrants.

Chairman Bryant advised that public comment is now closed.

### **13. COMMISSIONER ITEMS:**

#### **13.1. Commission Comments**

Commissioner McClain advised that he had nothing further to add.

Commissioner Zalak advised of a recent conversation with Lead Pastor Rocky Shrable, Wings of Faith Fellowship Church, which included a request to relocate their food drive efforts to Rotary Sportsplex due to capacity restrictions at their current location. He expressed gratitude for Marion County Public Library System Director Julie Sieg for suggesting a program that highlights, digitizes and logs the stories of Marion County Veterans, noting Friends of the Library donated equipment and a studio.

In response to Chairman Bryant, Commissioner Zalak advised that the Public Library System Department in conjunction with the Veterans Services Department and multiple volunteers would be working on this project.

General discussion ensued.

Mr. Calhoun stated at the quarterly meeting with Commissioner Curry this was discussed and Veteran Services Director Daisy Diaz is taking the lead, noting she is reviewing records of Veterans in the area as potential candidates to showcase. He commented on the Hometown Heroes initiative through Veterans Helping Veterans, which has been expanded to the Cultural Center at On Top of the World (OTOW). Mr. Calhoun expressed gratitude for Commissioner Curry.

General discussion resumed.

Commissioner Zalak expressed concern relating to a Public Records Request denied by the Sheriff for information involving School Resource Officers (SRO), noting although the Sheriff has a tough job the Board has a responsibility to taxpayers to ensure transparency and fiscal accountability. He commented on the importance of fulfilling public record requests. Commissioner Zalak requested the Chairman resend the public records request to the Sheriff.

In response to Commissioner Zalak, Chairman Bryant advised that it would be appropriate for the County Attorney to send it over and there would be further discussion on the topic after today's meeting.

Commissioner Curry advised that he had nothing further to add.

Commissioner Stone advised that she had nothing further to add.

Chairman Bryant addressed emails the BCC has been receiving relating to assessments for the proposed FY. She stated she requested County Administrator Bouyouunes to look

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into a few things in search of relief for taxpayers. She referred to a 4 page handout from Mr. Minter relating to reports on Solid Waste. Chairman Bryant commented on the significant decrease in tonnage this FY to date, noting the percentage increase is only 0.15%. She requested to revisit this conversation and possibly extend the timeframe in which the Board has been looking to get this project done, which could in turn bring some relief to Marion County citizens regarding this assessment. Chairman Bryant advised that she also requested staff to pull up all of the current funds sitting in different projects that may be available to put towards the reserve. She advised that another problem the County is facing from not doing the phased-in approach is the Unrestricted Storm Reserve needing to be increased in order to prepare for any unforeseen emergencies. She opined that the American Rescue Plan Act (ARPA) interest funds could be what the County needs to be able to increase the Unrestricted Storm Reserve. Chairman Bryant advised that if the Board takes a hard look at it there could be something done to bring relief to the proposed assessments moving forward. She stated she wanted the Board to have time to sit with some of these ideas before further discussion at the upcoming Public Hearings.

Commissioner Stone clarified that the Public Hearing to Adopt Annual Rate Resolutions and Certify Non-Ad Valorem Assessment Rolls for Stormwater Services, Solid Waste and Fire Rescue is next week on Wednesday, September 10, 2025.

Chairman Bryant advised that Commissioner Stone is correct; however, the First Public Hearing for Countywide and Non-Countywide FY 2025-26 Budget is on Thursday September 4, 2025, noting the Board will be acting on this part of the budget and non-ad valorem assessments as well. Chairman Bryant addressed a positive email related to kittens and introduced Animal Services Director Kyra Lynch.

MCAS Director Kyra Lynch advised of an email from Treasurer Elena Goulet, Sheltering Hands, that highlighted a story of kittens found in a burn pile. She stated a few were deceased; however, a gentlemen brought 2 surviving kittens in rough shape to Sheltering Hands who had limited resources at the time. Ms. Lynch advised that Sheltering Hands reached out to Program Coordinator Jessica Hahn, MCAS, who coordinated with veterinary staff immediately for their care. She noted one of the kittens is now on a pain management treatment plan within a foster home through Sheltering Hands. Ms. Lynch clarified it did not seem linked to cruelty, but instead an unfortunate home they had made for themselves.

Chairman Bryant expressed appreciation to Sheltering Hands for their partnership with the County. She commented on the uptick in parvovirus.

In response to Chairman Bryant, Ms. Lynch advised that during Clear the Shelters Month there were 526 total adoptions: 225 dogs; 300 cats; and 1 other (beta fish). This is an increase from last year's total of 481 adoptions with a significant jump in cat adoptions. She stated shelters are still very full and encouraged the public to tell neighbors, friends and family to adopt. Ms. Lynch referred to Shelly, a dog special to her in need of adoption. Chairman Bryant advised that everyone should spay and neuter their pets and make sure they are licensed, noting it is the law in Marion County.

### **13.2. Commission Calendar**

#### **13.2.1. Present Commission Calendar**

The Chairman acknowledged receipt of the Commission calendar covering the period of September 3 to September 07, 2025.

**14. NOTATION FOR RECORD:**

**14.1. County Administrator Informational Items:**

- 14.1.1. Present Monthly Building Safety Productivity Report for the Month of July 2025
- 14.1.2. Present October 1, 2025, as the date of the next Marion County Legislative Delegation Meeting
- 14.1.3. Present Solid Waste Monthly Operations Report for July 2025

**14.2. Present Walk-On Items From Previous BCC Meeting: NONE**

**14.3. Clerk of the Court:**

- 14.3.1. Silver Springs Community Redevelopment Area Trust Fund Revised FY 2025-26 Proposed Budget
- 14.3.2. Present Administrative Budget Transfer Report for FY 2024-25
- 14.3.3. Present Regular Report of Utilization for Reserve for Contingencies

**14.4. Present for information and record, minutes and notices received from the following committees and agencies:**

- 14.4.1. Board of Adjustments - May 5, 2025
- 14.4.2. Code Enforcement Board - July 9, 2025
- 14.4.3. Districts 5 and 24 Medical Examiner Advisory Committee - June 19, 2025
- 14.4.4. Development Review Committee – August 4 and 11, 2025
- 14.4.5. Land Development Regulation Committee - July 16, 2025
- 14.4.6. License Review Board - July 8, 2025
- 14.4.7. Tourist Development Council – June 26, 2025

**14.5. General Informational Items:**

- 14.5.1. Marion County Health Department – For the Latest health news and information, Visit the Website at <http://marion.floridahealth.gov/>
- 14.5.2. Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>
- 14.5.3. St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>
- 14.5.4. Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <https://ocalamariontpo.org>
- 14.5.5. Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>

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There being no further business to come before the Board, the meeting thereupon adjourned at 11:11 a.m.

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Kathy Bryant, Chairman

Attest:

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Gregory C. Harrell, Clerk

DRAFT