

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

March 5, 2025

**CALL TO ORDER:**

The Marion County Board of County Commissioners met in regular session in Commission Chambers at 9:01 a.m. on Wednesday, March 5, 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; Commissioner Matthew McClain, District 3; and Commissioner Michelle Stone, District 5. 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 Stone, seconded by Commissioner Zalak, the Board of County Commissioners (BCC) approved and/or ratified the following:

**1.1. PRESENTATION** - Unveiling of the Third No Horsin' Around with Marion Anti-Littering Campaign SunTran Bus - Lacey Larramore, Solid Waste Resource Liaison (Presentation Only)

Solid Waste Resource Liaison Lacey Larramore, presented the following recommendation:

Description/Background: The No Horsin' Around with Marion Campaign is the result of the Litter Task Force, which was a collaboration of many local officials, businesses, and agencies who came together with a plan of action to help prevent littering in Marion County.

The final plan of action and a new ordinance with strict fines and enforcement was brought before the Commission in late 2022. The SunTran bus messaging was advertising that was included in the plan and the final concept of the buses was completed at the end of September 2023.

This is our third bus that will be dedicated to spreading the anti-littering message in our community and helping to educate the public on the importance of keeping Marion clean while reminding them that litter is a crime.

Budget/Impact: None.

Recommended Action: Presentation only.

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Solid Waste Resource Liaison Lacey Larramore advised that she is present today for the unveiling of the 3<sup>rd</sup> No Horsin' Around with Marion Anti-Littering Campaign SunTran Bus. She stated this is just one of the buses that the County has traveling over 1,600 miles every day along the streets of Ocala to educate the public on the importance of keeping trash off our streets and reinforcing the message that littering in our community is a crime. Ms. Larramore expressed her appreciation to the Litter Task Force members for their continued support and dedication, as well as to SunTran, and the City of Ocala, for their valued partnership. She thanked Smash Wraps for their work in bringing the new bus design to life. Ms. Larramore commented on the dedication of local leaders, local organizations, and residents, working together to make a real impact. She invited members of the BCC, SunTran, Smash Wraps, the Litter Task Force, as well as the anti-litter mascot "Rubbish" to join her outside for the unveiling of the bus.

There was a recess at 9:08 a.m.

The meeting reconvened at 9:16 a.m. with all members present.

**1.2. PROCLAMATION** - Colorectal Cancer Awareness Month - Lisa McGuire, Director of Oncology for HCA Ocala, Cancer Alliance of Marion County (Approval and Presentation)

The Board presented the Proclamation designating March 2025 as Colorectal Cancer Awareness Month to Lisa McGuire, Director of Oncology for HCA Ocala and the Cancer Alliance of Marion County along with several representatives.

Ms. McGuire expressed gratitude to the BCC for their support in raising Cancer awareness and the importance of early detection. She highlighted the availability of local support programs, such as the "We Care" program and HUGS (Heartfelt. Unconditional. Giving) charity, which helps provide access to care. Ms. McGuire advised that Marion County residents no longer need to travel outside the community for advanced diagnostic tools and world-class cancer treatments.

Dr. David Willis shared his personal connection to the issue, explaining that his father was diagnosed with stage 1 colorectal cancer, received surgery, and returned to normal life without the need for radiation or chemotherapy. He highlighted the significant difference in outcomes between early and late stage detection, strongly encouraging screenings. Dr. Willis recommended individuals with a first-degree relative diagnosed with colon cancer should begin screenings 10 years before the relative's age at diagnosis due to genetic risks.

**1.3. PROCLAMATION** - Marion County Girl Scout Week - Raey Morrison, Volunteer, Marion County Girl Scouts (Approval and Presentation)

The Board presented the Proclamation designating March 9 through March 15, 2025 as Marion County Girl Scout Week to Raey Morrison, Marion County Girl Scouts Volunteer and several other volunteers.

Ms. Morrison commented on the significant contributions and impact that Girl Scouts make in Marion County. She noted the pressing need for more volunteers to lead troops, as many girls want to join but troop sizes are often at capacity with limited leaders available. Ms. Morrison introduced a former Girl Scout who completed her Gold Award project last year and has now returned to volunteer, demonstrating the lasting influence and community spirit fostered by the organization. She provided several boxes of Girl

Scout cookies to Commissioners, noting this was the final weekend for sales and that some varieties, like Thin Mints, were becoming scarce due to their popularity.

Marion County Girl Scout Volunteer Audrey Fowler advised of a cookie finder tool on the Girl Scouts of West Central Florida's website for those still seeking cookies.

**1.4. PROCLAMATION** - Gardening Month - John Holcombe, Master Gardener Volunteer President and Spring Festival Director (Approval and Presentation)

The Board presented the Proclamation designating March 2025 as Gardening Month to Master Gardener Volunteer President and Spring Festival Director, John Holcombe and several representatives from the Master Gardener's organization.

Mr. Holcombe provided a brief overview of the upcoming 29<sup>th</sup> Annual Master Gardener Spring Festival, set to take place on March 8 and 9, 2025 at the Southeastern Livestock Pavilion (SELP). This festival marks 29 years of excellence in gardening education for Marion County residents. He advised that the organization consists of approximately 160 Master Gardener volunteers, each contributing on average over 160 hours of service. These volunteer hours collectively equate to an estimated value of \$606,000.00 in service to the County, demonstrating their significant impact. Mr. Holcombe advised that more than 120 vendors would participate in the Festival, offering a variety of plants, trees, and other gardening essentials. Moreover, the Festival would host over 12 seminars covering different aspects of gardening, such as growing vegetables, proper fertilization techniques, identifying beneficial and harmful insects, and protecting the local water supply through responsible landscaping practices.

**1.5. PRESENTATION** - East Central Florida Planning Council Diamond Awards Presented to Marion County - Amanda Tart, Assistant County Administrator (Presentation Only)

Assistant County Administrator Amanda Tart, presented the following recommendation:

Description/Background: The East Central Florida Diamond Awards, established to commemorate the East Central Florida Regional Planning Council's (ECFRPC) 60<sup>th</sup> Anniversary, recognize exceptional contributions of individuals, organizations, and projects that have shaped the region's future. By honoring innovative approaches

to urban planning and community development, these awards inspire continued progress and highlight the ECFRPC's enduring commitment to creating a better tomorrow. Marion County received multiple awards at this year's ECFRPC Diamond Awards.

Marion County Extension Services' Edible Landscaping Program was honored with the 2025 East Central Florida Diamond Awards Brilliance Award of Regional Impact for its innovative approach to integrating Florida-friendly landscaping with increased access to fresh fruits and vegetables. The program's impressive impact over its first three years, along with strong follow-up data from participants, highlights its success in addressing food insecurity and promoting locally grown, healthy food options. The initiative's multipronged strategy and the collaboration of numerous agencies and organizations contributed to its well-deserved recognition.

In the 2025 East Central Florida Photo Contest, Mark Anderson in Public Relations won three awards. This included the top honor, the Brilliance Award, which was awarded to the Ocala Park Estates Park Ribbon Cutting photo, which beautifully

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captured the essence of the region's old-growth forests and diverse native flora. In the Conservation & Countryside Award category, the Horse Farm in Ocala photo was recognized in a rare tie, showcasing the unique equestrian landscape of Marion County and its surrounding areas. His photo titled Sunset World Equestrian Center photo tied for the Executive Choice Awards and emerged as a crowd favorite. These stunning images reflect the natural beauty and thriving community of Marion County.

Budget/Impact: None.

Recommended Action: For presentation only.

ACA Amanda Tart advised that Marion County received several awards at the ECFRPC's Diamond Award Ceremony held in February 2025. She invited Marion County's Extension Services team and Mark Anderson from the County's Public Relations (PR) Office to the stage as part of the acknowledgement. Ms. Tart advised that in the Regional Impact category, Marion County Extension Services' Edible Landscaping program was honored with the 2025 Brilliance Award for its innovative approach. The program successfully integrates Florida-friendly landscaping with increased access to fresh fruits and vegetables, addressing food insecurities and promoting healthy eating in the community. The program's strong follow-up data and impressive impact over its first three years demonstrate its success. Additionally, Mark Anderson from the PR team received three awards for his photography work. The top honor, the Brilliance Photo Award, was awarded for Mr. Anderson's captivating photo of the Ocala Park Estates park ribbon-cutting, which beautifully captures the essence of the region's old growth forest and diverse native flora. Other recognized works included an equestrian landscape photo in a rare tie for the Conservation and Countryside Photo Award and a sunset photo at the World Equestrian Center (WEC), which tied for the Executive Choice Award and was a crowd favorite.

(Ed. Note: It was noted for the record that Mr. Anderson's award winning photographs were shown on the overhead screens.)

#### **1.6. PROCLAMATION - Irish American Heritage Month (Approval Only)**

The Board approved the Proclamation designating March 2025 as Irish American Heritage Month.

**NEW BUSINESS:** Chairman Bryant recognized retiring Veterans Services Director Jeffrey Askew. She highlighted his distinguished 22 years of service in the US Navy, which brought him to numerous global locations before his final duty station brought him to Marion County and the community he chose to call home. Chairman Bryant advised that Mr. Askew continued his lifelong commitment to service after retiring from the Navy by joining Marion County as a Human Resource Specialist in February 2000. Just two years later, he became the Veterans Services Director, dedicating over 20 years to advocating for and supporting local veterans.

Chairman Bryant emphasized Mr. Askew's unwavering dedication, leadership, and impact on the lives of veterans and citizens in Marion County. His hands-on involvement in various projects left a lasting legacy in the community. On behalf of the BCC Chairman Bryant presented Mr. Askew with a plaque and expressed her admiration for his service, and recognized that the decision to retire wasn't easy for him, given his love for the job and the considerable difference he made in many lives.

Veterans Services Director Jeffrey Askew addressed the Commissioners and audience, expressing gratitude for the opportunity to serve and work alongside leaders who influenced and improved his own life. He advised that after 47 years of government service, it was time to turn the page and let the younger generation take over. Mr. Askew thanked the Commissioners and County leadership for their support of the veteran community and expressed hope that they would continue their efforts.

In response to Chairman Bryant, Mr. Askew advised that his biggest accomplishment as the Veterans Services Director was helping widows to recognize that they need to know where their spouse's proof of service is at in order to receive their benefits.

Chairman Bryant invited those employees that have worked alongside Mr. Askew since the beginning of his tenure with the County to come up on the stage for a photograph.

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

Commissioner Bryant out at 9:53 a.m.

Commissioner Stone out at 9:53 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).

Commissioner Bryant returned at 9:55 a.m.

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

Chairman Bryant opened the floor for public comment.

Commissioner Stone returned at 9:56 a.m.

Henry Munoz, Marion Oaks Boulevard, addressed the Board in regard to Agenda Item 7.5.1. as it relates to the road improvements at the intersection of County Road 484 and Marion Oaks Boulevard. He opined that citizens should have more input for the design of the road in this area.

County Engineer Steven Cohoon, Office of the County Engineer (OCE), clarified that the project is in relation to a County agreement with the Department of Transportation (DOT) as part of a safety improvement project, a capacity expansion, as well as signal modifications to reduce the potential for crashes. He advised that this is a separate project and not associated with some of the other items the County is working on further down that corridor.

Joseph Walker, SE 54<sup>th</sup> Place, Ocklawaha, commented on Agenda Item 8.1. (auto liability settlement), as well as Agenda Items 9.1. and 9.2. (Code Enforcement Liens). He requested more information be provided relating to the auto liability settlement (8.1). In regard to Agenda Items 9.1. and 9.2., Mr. Walker expressed concern with the County reducing the liens for Code violators and the cost to taxpayers for those who do not clean up the property for years. He opined that the County should foreclose on these properties. Chairman Bryant advised that public comment is now closed.

### **3. ADOPT THE FOLLOWING MINUTES (3 sets):**

**3.1.** November 19, 2024

**3.2.** November 20, 2024

**3.3.** November 21, 2024

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A motion was made by Commissioner Stone, seconded by Commissioner Curry, to adopt the meeting minutes of November 19, 20 and 21, 2025. The motion was unanimously approved by the Board (5-0).

#### **4. CONSTITUTIONAL OFFICERS AND GOVERNMENTAL OR OUTSIDE AGENCIES: NONE**

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

##### **5.1. Budget Amendment**

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

**5.1.1.** 25-R-74 - County Transportation Maintenance Fund - Road and Street Facilities - \$15,000

**5.1.2.** 25-R-75 - General Fund - Adult Diversion Drug Court - \$248,620

**5.1.3.** 25-R-76 - General Fund - Procurement Services - \$15,000

**5.1.4.** 25-R-77 - Insurance Fund - Insurance - \$135,000

**5.1.5.** 25-R-78 - Insurance Fund - Insurance - \$41,669,642

**5.1.6.** 25-R-79 - Medical Examiner Fund - Medical Examiner - \$20,000

**5.1.7.** 25-R-80 - Marion County Utility Fund - Utilities Management - \$50,000

**5.1.8.** 25-R-81 - Silver Springs Shores Special Tax District - Silver Springs Shores - \$15,000

**5.1.9.** 25-R-82 - Stormwater Fund - Stormwater Program - \$773,878

##### **5.2. Project Adjustment**

**5.2.1.** Transfer Project Funds and Amend the Capital Improvement Program - Infrastructure Surtax Capital Project Fund - \$1,851,163

County Engineer Steven Cohoon, Office of the County Engineer (OCE), presented the following recommendation:

Description/Background: Project STC073868 - NW 80<sup>th</sup> Ave at SR 40 requires additional construction funding. Project STC073801 - NW 49<sup>th</sup>/35<sup>th</sup> St Phase B is nearing completion and has \$1,851,163 in excess unencumbered budget. The project budget appropriation will be transferred from STC073801 to STC073868 to increase funding for the project.

Budget/Impact: Neutral.

Recommended Action: Motion to approve the transfer of project funds and amend the Capital Improvement Program.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to approve the transfer of project funds and amend the Capital Improvement Program. The motion was unanimously approved (5-0).

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

**5.3.1.** Present the Acquisition or Disposition of Property Forms Authorizing Changes in Status, as Follows: 038785, 041382, 043911, 046964, and 050106

Clerk of Court Finance Director Jennifer Cole presented the following recommendation:

Description/Background: Disposition of assets from various departments as listed on attached forms.

Budget/Impact: None.

Recommended Action: Request Approval of Acquisition - Disposition forms.  
A motion was made by Commissioner Stone, seconded by Commissioner McClain, to approve the Acquisition or Disposition of Property Forms. The motion was unanimously approved (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.

County Administrator Mounir Bouyounes advised of Revision to Consent Agenda Item 7.4.3. to include a copy of the Change Order 1 attachment for Board review.

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

### **7.1. Administration:**

**7.1.1.** Request Approval to Donate a Marion County Vehicle to Wear Gloves (Budget Impact - None)

The Board accepted the following recommendation as presented by Assistant County Administrator Amanda Tart:

Description/Background: On November 8, 2024, a request was received from Wear Gloves for a vehicle to facilitate safe and efficient transportation of their teams for assisting Marion County as outlined in the attached agreement. Per Administrative Policy 4.3 and Florida State Statutes 274.05, the Board has the discretion to donate equipment to governmental agencies and non-profit entities. Fleet has identified a 2007 Chevrolet Silverado 1500, asset number 040733, to be considered for donation. Disposition of this vehicle was approved by the Board on February 18, 2025.

Wear Gloves is a nonprofit located in Ocala that empowers the underserved in our community through dignified work to overcome generational trauma, break cycles of dependency and rewrite their narratives.

Budget/Impact: None.

Recommended Action: Motion to approve donation of the 2007 Chevrolet Silverado 1500, asset number 040733, to Wear Gloves.

### **7.2. Community Services:**

**7.2.1.** Request Approval of the Marion County Standard Professional Services Agreement Challenge Grant Program Between Marion County and The Salvation Army (Budget Impact - Neutral; not to exceed \$192,518)

The Board accepted the following recommendation as presented by Community Services Director Cheryl Martin:

Description/Background: Marion County Ocala/Marion Joint Office on Homelessness receives \$86,000 in Challenge Grant funding annually from the Department of Children and Families. On December 3, 2024 the BCC approved a 10<sup>th</sup> amendment that increased Challenge Grant Funds to the Continuum of Care by \$192,517.60. These funds must only be used for non-congregate shelter, homeless encampments, emergency shelter and or case management.

This agreement will award The Salvation Army \$192,517.60. This funding will assist in completing necessary improvements to their emergency shelter, and provide case management services to all of their clients. The Continuum of Care Board of Governors supports the funding to The Salvation Army.

Budget/Impact: Neutral; not to exceed \$192,517.60.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the Agreement between Marion County and The Salvation Army to include all necessary documents associated with this agreement.

### **7.3. Parks and Recreation:**

#### **7.3.1. Request Approval of Tree Mitigation Payment - Aurora Oaks Phase 1 (Budget Impact - Revenue; \$190,970 to Tree Mitigation Fund)**

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

Description/Background: The developer of Aurora Oaks Phase 1, located on SW 59<sup>th</sup> Street, Ocala, (PID#'s 35460-005-02, 35460-020-00, 35460-012-00-04 and 35460-015-00&01) has requested to pay in lieu of installing replacement trees which are required as part of the Marion County Land Development Code, Division 7 - Tree Protection and Replacement.

Section 6.7.10 of the Code provides the ability to make such payments to the County. The fee is determined on a case-by-case basis through public solicitation for bids and the per tree amount is based on: 1) wholesale cost of material, 2) cost of labor for installation, and 3) cost of maintenance for two years.

The developer requests to pay for 861 inches of tree mitigation. Public bids returned a price of \$221.80 per inch, which results in a total mitigation fee of \$190,969.80. The developer has accepted this price.

Funds will be deposited into the Tree Mitigation Fund to be used by the Parks & Recreation Department for use on public property within the County.

Budget/Impact: Revenue; \$190,969.80 to Tree Mitigation Fund.

Recommended Action: Motion to accept payment and have funds deposited into the Tree Mitigation Fund.

#### **7.3.2. Request Approval of Tree Mitigation Payment - Racetrac Summerfield (Budget Impact - Revenue; \$209,158 to Tree Mitigation Fund)**

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

Description/Background: The developer of Racetrac, located on the Southeast corner at the intersection of U.S. 441 and SE 147<sup>th</sup> Place, Summerfield, has requested to pay in lieu of installing replacement trees which are required as part of the Marion County Land Development Code, Division 7 - Tree Protection and Replacement.

Section 6.7.10 of the Code provides the ability to make such payments to the County. The fee is determined on a case-by-case basis through public solicitation for bids and the per tree amount is based on: 1) wholesale cost of material, 2) cost of labor for installation, and 3) cost of maintenance for two years.

The developer requests to pay for 943 inches of tree mitigation. Public bids returned a price of \$221.80 per inch which results in a total mitigation fee of \$209,157.40. The developer has accepted this price.



Funds will be deposited in to the Tree Mitigation Fund to be used by the Parks & Recreation department for use on public property within the county.

Budget/Impact: Revenue; \$209,157.40 to Tree Mitigation Fund.

Recommended Action: Motion to accept payment and have funds deposited into the Tree Mitigation Fund.

#### 7.4. Procurement Services:

**7.4.1** Request Approval of Bid Award: 25B-048 Scrap Metal Recycling Services - Trademark Metal Recycling LLC, Ocala, FL (Budget Impact - Revenue; approximately \$650,000 annually)

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

Description/Background: On behalf of Solid Waste, Procurement advertised a bid to contract with a vendor to purchase scrap metal collected at the recycling centers and the Baseline Landfill. One (1) submittal was received. Trademark Metal Recycling LLC (TMR) submitted a bid price of 50.15% per gross ton paid for scrap materials delivered by Marion County, and 40.15% per gross ton paid for scrap materials hauled by TMR, based on Shred Scrap Alabama Index. Solid Waste Director, Mark Johnson, has recommended TMR receive the award.

Attached for review is a draft contract. Upon approval at today's meeting, it will be sent to the vendor for signatures. Once returned, it will be forwarded to Legal, the Clerk and Chairman for signatures.

Budget/Impact: Revenue; approximately \$650,000 annually.

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 a contract with Trademark Metal Recycling LLC under 25B-048.

**7.4.2.** Request Approval of Bid Award: 25B-061 Utilities Maintenance Mowing - Southern Lawn Care Mid Florida, Inc., Anthony, FL (Budget Impact - Neutral; estimated expenditure of \$210,351)

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

Description/Background: On behalf of Marion County Utilities (MCU), Procurement advertised a solicitation seeking bids to provide for grounds maintenance of County lift stations (LS), water treatment plants (WTP), wastewater treatment plants (WWTP), effluent ponds (EP) and administrative offices for MCU. There are approximately 280 sites, which includes new LS and plants being constructed, acquisitions and obsolete sites being decommissioned.

Seven (7) submittals were received. The bids listed below include pricing for services to all current locations for each year.

Firm - Location	Bid
Southern Lawn Care Mid Florida, Inc. - Anthony, FL	\$ 210,350.96
Tierra Outdoor Solutions - Leesburg, FL	\$ 228,071.88
SilverStar Landscape - Ocala, FL	\$ 233,702.00
Extreme Enterprise of Marion Co. - Ocala, FL	\$ 253,496.80
Touch of Paradise - Ocala, FL	\$ 288,575.00
Tony's Lawn & Landscaping, LLC - Ft. Myers, FL	\$ 288,575.00

Three Ponds Rental, LLC - <i>Ocala, FL</i>	Non-Responsive
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MCU Director, Tony Cunningham, requests that Southern Lawn Care Mid Florida, Inc. receive the award as the lowest, most responsive and most responsible bidder. Attached for review is a draft contract. Upon approval at today's meeting, it will be sent to the vendor for signatures and once returned will be forwarded to Legal, the Clerk and Chairman for signatures.

Budget/Impact: Neutral; annual expenditure is estimated at \$210,350.96 but may vary based on the actual needs of service. Annual expenditures shall not exceed approved Fiscal Year budget amounts and shall be based on contracted unit pricing without being brought back to the Board. Funding comes from lines ZF440536-534101, ZF442533-534101, and ZF44535-534101 (Marion County Utility Fund).

Recommended Action: Motion to approve the recommendation and allow staff to issue a contract and upon approval from Legal, authorize the Chairman and Clerk to execute the contract under 25B-061.

**7.4.3. Request Approval of Change Order 1 to Purchase Order 2500776: 25Q-002 SW 40<sup>th</sup> Ave/SW 49<sup>th</sup> Ave Phase I - Art Walker Construction, Inc., Ocala, FL (Budget Impact - Neutral; additional expenditure of \$2,195,281)**

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

Description/Background: On December 17, 2024, the Board approved a contract with Art Walker for a design-build project. The scope of work includes completing the existing 90% design plans and constructing Phase I of the SW 40<sup>th</sup> Avenue/SW 49<sup>th</sup> Avenue Corridor (SW 66<sup>th</sup> Street to SW 43<sup>rd</sup> Street Road). The contract includes an optional utility service that encompasses the following: construction of new gravity sewer mains in 8-inch, 10-inch, and 12-inch diameters; relocation of an existing sewage pump station; installation of a new 16-inch water main; adjustment of select valve boxes and manhole covers; relocation of fire hydrant assemblies on existing water mains; relocation of an existing water main; and relocation of a section of the existing 6-inch force main along S.R. 200. The City of Ocala will reimburse Marion County the full amount of \$2,195,280.22. Attached for review is a copy of the change order and a copy of the executed contract. Pending approval at today's meeting, the change order will be presented to the Chairman and Clerk for signature.

Budget/Impact: Neutral; additional expenditure of \$2,195,280.22. Funding will be available in line BL760541-563220 - County Transportation Maintenance Fund (TIP073804). A Budget Amendment Request is being processed for this item. City of Ocala will reimburse Marion County the full amount of \$2,195,280.22.

Recommended Action: Motion to approve the change order, allow staff to process, and authorize the Chairman and Clerk to execute Change Order 1 to PO 2500776.

**7.4.4. Request Approval of Change Order 4 to Purchase Order 2401661: 18P-017 Utilities Financial Consultant - Stantec Consulting Services, Inc., Denver, CO (Budget Impact - Neutral; expenditure of \$43,030)**

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

Description/Background: On March 6, 2018, the Board approved a contract with Stantec Consulting Services, Inc. to provide comprehensive analysis updates. These updates encompass revenue sufficiency assessments, rate design strategies, preparation of loan and bond documentation, debt capacity evaluations for future acquisitions, and financial forecasting.

Solid Waste has also utilized this contract for financial and revenue sufficiency analysis. The product of their work has been used for fiscal planning and decision making related to the solid waste assessment.

This agenda item requests approval to process Change Order 4 to Purchase Order 2401611 for Solid Waste. This change order is proposing an increase of \$43,030 to the purchase order. This additional funding will accommodate;

1. Adjustments required based on inputs from Commissioners 1x1, including the development of additional scenarios and/or analysis. This task requires an additional 55 hours of work at a cost of \$9,300.
2. Subsequent scenario development and analysis from input received at the January 29, 2025 Commission meeting. This task had a cost of \$2,200.
3. Preparation for the March 5, 2025 public hearing with as needed 1x1's, responses to Commission questions, development of additional analysis as requested at an anticipated cost of \$11,000.
4. Stantec has been asked to be prepared to participate in a series of additional meetings (if requested) which are outside the original scope. They will be able to provide responses to questions and provide key data within the financial models developed. The additional meetings include:
  - a. February 4, 2025: Board Meeting
  - b. March 5, 2025: Public Hearing on proposed ordinance
  - c. May 2025: 1-on-1's with Administration regarding proposed FY26 budget
  - d. June 17, 2025: Board meeting for tax roll resolution adoption
  - e. TBD 2025: Attend 1 public workshop
  - f. July 2025: One-day budget workshop with Commission
  - g. September 4, 2025: Attend public hearing for Tentative budget consideration
  - h. September 22, 2025: Attend public hearing for Final budget adoption

For the items above, the labor hours are anticipated to increase by 96 hours and will require additional travel expenses. The budgeted cost to participate in the above meetings are \$20,530.

Historical change orders include, Change Order 1 extended the project timeline, Change Order 2 increased the purchase order by \$7,495 for additional meetings and public workshops, and Change Order 3 increased the purchase order by \$19,690 to support additional scenarios and workshops for the Solid Waste Department.

A copy of the change order and the proposal is attached for review. Upon approval at today's meeting, it will be presented to the Chairman and Clerk for signatures.

Budget/Impact: Neutral; additional expenditure of \$43,030, bringing the purchase order total \$112,715. Funding is from ZA423534-531109 (Solid Waste Disposal Fund).

Recommended Action: Motion to approve the change order, allow staff to process, and authorize the Chairman and Clerk to execute Change Order 4 to PO 2401661.

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**7.4.5. Request Approval of Contract Amendments for Firm Name Change and Merger: 23Q-087-01, Civil Site Engineers for Miscellaneous Projects and 24Q-113-CA-01 Land Surveying Services - NV5, Inc., Alachua, FL (Budget Impact - None)**

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

Description/Background: At the June 6, 2023, and August 6, 2024, meetings, the Board approved the Selection Committee recommendations to award contracts to Causseaux, Hewett, & Walpole, LLC (CHW) for Civil Site Engineering and Land Surveying Services, respectively. Procurement has received written notification from CHW that it has legally merged with NV5, Inc.

Procurement Services requests approval to process the necessary attached contract amendments identifying the firm's name change and Federal Employer Identification Number (FEIN) for both contracts. The firm was registered in SunBiz under the new name effective January 8, 2025.

Budget/Impact: None.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute Contract Amendments with NV5, Inc. under both 23Q-087 and 24Q-113.

**7.4.6 Request Approval of Contract Renewal: 24B-059-CA-01 Mowing and Grounds Maintenance Services for Fire Stations - Southern Lawn Care Mid Florida, Inc., Anthony, FL (Budget Impact - Neutral; annual expenditure of \$100,000)**

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

Description/Background: On March 3, 2024, the Board approved a one (1) year contract with Southern Lawn Care Mid Florida, Inc., to provide Mowing and Ground Maintenance Services to specified County Fire Stations. This agreement included four (4) annual renewal options. Southern Lawn Care Mid Florida, Inc. has continued to perform well, and Marion County Fire Chief, James Banta, provided a positive vendor evaluation. At this time, Chief Banta would like to renew the contract for the first of four (4) annual renewal options.

Attached for review is a draft of the contract renewal. Pending approval at today/s meeting, it will be forwarded to the vendor for signature, and upon return, will be forwarded to Legal, the Clerk and Chairman for signatures.

Budget/Impact: Neutral; estimated annual expenditure of \$100,000. Funding is from line EF300522-534101 (Fire, Rescue, and EMS Fund).

Recommended Action: Motion to approve the contract renewal and allow staff to issue, and upon approval by Legal, authorize the Clerk and Chair to execute the first of four (4) contract amendments, under 24B-059-CA-01.

**7.4.7. Request Approval of Contract Renewal: 24B-118-CA-01 Water Main Crew Line – Sod Restoration - Signature Sod Farm, LLC., Summerfield, FL (Budget Impact - Neutral; expenditure of \$177,000)**

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

Description/Background: On March 19, 2024, the Board approved a contract with Signature Sod Farm, LLC (SSF) for sod restoration to help support Marion County Utilities (MCU) staffed crews for public water main installation projects. SSF has

received a favorable evaluation during this contract, and MCU Director, Tony Cunningham, is seeking its renewal.

Attached for review is a draft of the contract amendment. Upon approval at today's meeting, it will be routed to Signature Sod Farm, LLC for signature. Once returned, it will be forwarded to Legal, the Clerk and Chairman for signatures.

Budget/Impact: Neutral; total annual expenditure of \$177,000. Funding is from line ZF448536-563102 (Marion County Utility Fund) Project UTC000099.

Recommended Action: Motion to approve recommendation and authorize the Chairman and Clerk to execute the contract renewal under 24B-118-CA-01.

**7.4.8. Request Approval of Fifth Contract Amendment: 21Q-042-CA-05 Limerock Supplier - Commercial Industrial Corp., Ocala, FL (Budget Impact - Neutral; estimated expenditure of \$75,000)**

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

Description/Background: On February 2, 2021, the Board awarded Commercial Industrial Corp. (CIC) a contract to supply limerock material throughout the County under 21Q-041 Limerock Supplier.

An amendment is being presented today to expand the scope of services, allowing for the delivery of limerock material to the Baseline Landfill. This addition aims to enhance the operational capabilities of the landfill by facilitating the transportation and supply of limerock, which is essential for various site management needs. By approving this amendment, the project will benefit from improved resource availability, ensuring the efficient and effective management of landfill operations. Attached for review is a draft of the contract. Upon approval at today's meeting, the contract will be forwarded to CIC for review and signature. Once returned, it will be sent to Legal, the Clerk, and Chairman for signatures.

Budget/Impact: Neutral; estimated expenditure of \$75,000. Funding comes from ZA423534-546101 - Solid Waste Disposal Fund.

Recommended Action: Motion to approve the recommendation and allow staff to issue the contract. Upon approval by Legal, authorize the Chairman and Clerk to execute the contract with Commercial Industrial Corp., under 21Q-042-CA-05.

**7.4.9. Request Approval of Third Contract Amendment: 21P-060-CA-03 Debris Response Operations, Phase 3 Debris Monitoring Services - Tetra Tech, Inc., Pasadena, CA (Budget Impact - None; approval carries no immediate budget impact)**

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

Description/Background: On April 6, 2021, the Board approved a contract with Tetra Tech, Inc. for debris monitoring services to oversee debris clearance (first push efforts) during emergency event response periods. These services include conducting damage assessments and monitoring debris clearance activities to facilitate the restoration of essential traffic. The firm has adhered to all terms and conditions of the contract, which include the option to exercise the final renewal extension. On January 13, 2025, the firm submitted a formal request to Procurement Services for a 2.6% increase based on the Consumer Price Index. Following negotiations, both parties reached an agreement on a 1.6% increase.

Steven Cohoon, P.E., County Engineer, recommends the second and final one-year term renewal.

Attached for review is a contract draft. Pending approval at today's meeting, it will be sent to Tetra Tech, Inc. for signatures and upon return, will be forwarded for the County Attorney, Clerk, and Chairman's signatures.

Budget/Impact: None; approval of this item carries no immediate budget impact; if/when services are required; actual costs will vary depending on the type of disaster and extent of damage that occurs in the County.

Recommended Action: Motion to approve the renewal and allow staff to issue the contract and upon approval by Legal, authorize the Chairman and Clerk to execute the contract with Tetra Tech under 21P-060-CA-03.

**7.4.10. Request Approval of Third Contract Amendment: 21P-061-CA-03 Debris Response Operations Phase 4 Debris Monitoring Services - Tetra Tech, Inc., Pasadena, CA (Budget Impact - None; approval carries no immediate budget impact)**

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

Description/Background: On April 6, 2021, The Board approved a contract with Tetra Tech, Inc. to provide debris monitoring services that includes debris collection, staging, and disposal during an emergency event recovery period. The work includes damage assessments, reporting, and monitoring of debris-related activities such as collection, transportation, staging, reduction, and final disposal in an effort to recover from an event. The firm has adhered to all terms and conditions of the contract, which include the option to exercise the final renewal extension. On January 13, 2025, the firm submitted a formal request to Procurement Services for a 2.6% increase based on the Consumer Price Index. Following negotiations, both parties reached an agreement on a 1.6% increase. Steven Cohoon, P.E., County Engineer, recommends the second and final one-year term renewal.

Attached for review is a draft of the contract. Pending approval at today's meeting, it will be sent to Tetra Tech, Inc. for signatures and upon return, will be forwarded for the County Attorney, Clerk, and Chairman's signatures.

Budget/Impact: None; approval of this item carries no immediate budget impact; if/when services are required; actual costs will vary depending on the type of disaster and extend of damage that occurs in the County.

Recommended Action: Motion to approve the renewal and allow staff to issue the contract and upon approval by Legal, authorize the Chairman and Clerk to execute the contract with Tetra Tech, Inc. under 21P-061-CA-03.

**7.4.11. Request Approval to Reject All Bids: 25Q-059 Asphalt Services (Budget Impact - None) Susan Olsen, Director Procurement Services**

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

Description/Background: On behalf of Facilities Management, Procurement advertised a Request for Qualifications (RFQ) with the intent to contract with several experienced and qualified contractors for asphalt services throughout the County. Three submittals were received and evaluated.

After a thorough review by the Selection Committee comprised of Jared Peltz, Jim Sweet, and Joey Amodo, Facilities recommends rejecting all current bids. This will allow Facilities to revise the scope of work to better align with project requirements and provide greater clarity in the cost proposal.

Budget/Impact: None; rejecting all bids carries no budget impact.

Recommended Action: Motion to reject all bids under 25Q-059 and allow staff to re-advertise at a later date.

**7.4.12. Request Approval of Sole Source Declaration: 25SS-076 Veolia Water Technologies, Raleigh, NC (Budget Impact - Neutral; estimated annual expenditure of \$300,000)**

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

Description/Background: On behalf of Marion County Utilities (MCU), Procurement requests a waiver of the formal bid process to declare Veolia Water Technologies (VWT) a sole source provider. VWT is the manufacturer and exclusive distributor of various products used to maintain Waste Water Treatment Plant filtering systems. Manufacturers for some of these products include Kruger, Hydrotech, John Meunier, and more. VWT is the exclusive source for all associated parts and services. These products do not have any authorized aftermarket parts or authorized service providers outside of VWT to maintain equipment integrity, performance, and warranty compliance, therefore requiring that MCU purchases these items and services through VWT.

Attached for review is a drafted Solicitation Waiver. Upon approval at today's meeting, it will be presented to the Chairman for signature.

Budget/Impact: Neutral; estimated annual expenditure of \$300,000. Funding is from ZF445535-546301 (Marion County Utility Fund).

Recommended Action: Motion to approve the request and declare Veolia Water Technologies the sole source provider for Kruger, Hydrotech, John Meunier, and more for parts and services under 25SS-076.

**7.4.13. Request Approval for Task Order for Miscellaneous Maintenance for Roads, Right-of-Ways, and Stormwater Maintenance Facilities: 22Q-141-TO-04 MP 78 Erosion Repair – Major Maintenance Project - GWP Construction, Inc, Ocala, FL (Budget Impact - Neutral; expenditure of \$523,466)**

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

Description/Background: On July 6, 2022, the Board approved three (3) contracts with Art Walker Construction, Inc., GWP Construction, Inc., and Hartman Civil Construction Co., Inc. to provide repair and maintenance services for roads, right-of-way, and stormwater management facilities. Task Orders (TO) are assigned to the contractor that submits the lowest bid. This project includes sinkhole and outfall repairs, encompassing standard clearing and grubbing, precise placement and compaction of fill-in 12-inch lifts, and sodding of all disturbed areas to restore the site. All pre-qualified contractors

responded to the bid and the tabulation is listed below:

Contractor – <i>Location</i>	BID
Hartman Civil Construction Co., Inc. – <i>Hernando, FL</i>	Withdrew

GWP Construction, Inc – <i>Ocala, FL</i>	\$523,466
Art Walker Construction – <i>Ocala, FL</i>	\$578,315

Steven Cohoon, P.E., County Engineer, recommends contracting with GWP Construction, Inc. (GWP) as the lowest, most responsive, most responsible bidder. Attached for review is a draft of the contract and map. Pending approval at today's meeting, the contract will be sent to GWP for signatures.

Budget/Impact: Neutral; project cost is \$523,466. Up to a 10% percent contingency may be added to the purchase order in accordance with the Procurement Manual. Funding is available from EK430538-534101 (Project STM0084MA) - Stormwater Program.

Recommended Action: Motion to approve the request and allow staff to issue the Task Order and authorize the Chair and Clerk to execute the agreement, pending Legal review, with GWP, under 22Q-141-TO-04.

**7.4.14.** Request Approval of Vehicle and Vehicle Equipment for Marion County Sheriff's Office - Multiple Suppliers (Budget Impact - Neutral; combined expenditure of \$3,713,094) The Board accepted the following recommendation as presented by Procurement Services Director Olsen:

Description/Background: The Marion County Sheriff's Office is requesting approval to purchase vehicles and vehicle equipment from multiple vendors, including Bozard Ford Company (\$3,052,477), Dana Safety Supply (\$168,515.52), CDW Government, Inc. (\$308,475), and Access Wireless Data Solutions (\$183,625.84). A total of 37 quotes are included, with a detailed breakdown of each purchase - including descriptions, quantities, and purchase amounts. All purchases will be funded through the Infrastructure Sales Tax Initiative.

Pending approval at today's meeting, the requisitions will be processed, and purchase orders will be issued to the suppliers. All purchases comply with competitive bidding requirements under one of the following contracts: 4322000-NASPO-19-ACS, 43210000-23-NASPO-ACS, FSA24-VEL32.0, and Bradford County Sheriff's Office Contract #BCS02019-01.

Budget/Impact: Neutral; combined expenditure of \$3,713,093.36.

Recommended Action: Motion to approve requested purchases and to issue purchase orders to Bozard Ford Company, Dana Safety Supply, CDW Government, Inc., and Access Wireless Data Solutions.

**7.4.15.** Request Ratification of Bulk Order Purchase for Fire Rescue: 13ST-232 Standardization of Dell Products and Accessories - Dell Marketing LP, Atlanta, GA (Budget Impact - Neutral; expenditure of \$109,574)

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

Description/Background: On behalf of the Information Technology, Procurement Services is requesting ratification for the bulk order purchase of essential computing equipment to support organizational operations. This purchase includes 76 Dell Standard Desktops, 3 Advanced Desktops, 11 Standard Laptops, 7 Advanced Laptops, 1 Docking Station, 4 Advanced Docking Stations, and 92 Standard Monitors.



This equipment is designated for deployment to Marion County Fire Rescue, serving as either replacement equipment for aging or non-functional devices or new equipment for employees requiring additional technology resources.

To secure discounted pricing from Dell, the attached requisition needed to be processed before February 26, 2025. Failure to process would have resulted in an increased quote and higher costs to the county. Ratification of this purchase ensures cost-effective procurement while providing Fire Rescue personnel with the necessary equipment to perform their duties efficiently.

Budget/Impact: Neutral; expenditure of \$109,574.

Recommended Action: Motion to ratify the expenditure as related to the Dell Bulk Order Purchase under 13ST-232.

#### **7.4.16. Request Approval of Purchases \$50,000 and Over**

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

Description/Background: The items below have been received by Procurement Services and is approved in conformance with the Procurement Code/Manual, pending approval at today's meeting.

1. Pending Requisition/Altec Industries Inc. - Marion County Office of the County Engineer is seeking approval to purchase one (1) LR856 - Overcenter Articulating Aerial Device at the cost of \$212,852.00 per unit, to include all specifications detailed on the quote attached. This purchase will replace Asset 39437 (BT-4) which has met the Fleet Department's replacement criteria. Total expenditure of \$212,852.00. Funds are available in line BL400541-564101 - County Transportation Maintenance Fund. *This purchase is exempt from competitive bidding requirements under Sourcewell Contract #110421-ALT.*
2. Pending Requisition/Cumberland International Trucks - Marion County Office of the County Engineer is seeking approval to purchase two (2) 2026 International HX Dump Trucks at the cost of \$200,641.00 per unit, to include all specifications detailed on the quote attached. This purchase will replace Asset #40775 (TD-24) and Asset # (TD-17) which has met the Fleet Department's replacement criteria. Total expenditure of \$401,282.00. Funds are available in line BL400541-564101 - County Transportation Maintenance Fund. *This purchase is exempt from competitive bidding requirements under Sheriff's Contract #FSA23-VEH21.*
3. Pending Requisition/Stryker Sales, LLC - Marion County Fire Rescue requests approval to purchase six (6) Power Pro MTS Stretchers (\$31,666.00 per unit) per attached quote. Total expenditure of \$189,996.00. Funds are available in line VJ732522-56410 (STC0732SG) - Infrastructure Surtax Capital Project Fund. *This purchase meets competitive bidding requirements under 10ST-156 Stryker Equipment for Fire.*
4. Pending Requisition/The Library Store - Marion County Library requests the approval to purchase five (5) Kingsley 80 C-Series SuperMax Versa Dual Drop Return with book carts (\$10,884.86 per unit) per attached quote. Total expenditure of \$58,741.93. Funds are available in lines AA375571-552108- (375HDQTLIB) - General Fund \$23,496.76, AA375571-552108 (375BELLLIB) General Fund - \$11,748.39, AA375571-552108 (375DUNNLIB) - General Fund \$11,748.39, and AA375571-552108 (375FREELIB) - General Fund

- \$11,748.39. *This purchase meets competitive bidding requirements under Q25-084.*
5. Pending Requisition/Duval Ford LLC - Marion County Solid Waste requests approval to purchase one (1) 2025 Ford Transit T-350 15-Passenger Van, per attached quote. This will replace Asset #47096 (VN-16) 2014 Chevy Express Van, which has met the Fleet Services replacement criteria. Total expenditure of \$54,418.67. Funds are available in line ZA425534-564101 (Solid Waste Disposal Fund). This purchase meets competitive bidding requirements under Bradford County Sheriff's Contract 22-27-1.0.
  6. Pending Requisition/Dell Marketing LP - Marion County Information Technology, on behalf of Fire Rescue, requests approval to purchase 24 Dell Latitude 7230 Rugged Extreme Tablets (\$2,243.78 per unit), 24 Dell Keyboards for Latitude 7230 Rugged Extreme Tablets (\$376.99 per unit), and 24 Havis DS-Dell-900 Docking Stations (\$692.51 per unit). Total expenditure of \$79,518.72. Funds are available in lines EF300522-552116 - \$39,759.36 (Fire, Rescue and EMS Fund) and AA305526-552116 - \$39,759.36 (General Fund). This purchase meets competitive bidding requirements under Dell NASPO Computer Equipment Contract # 43210000-23-NASPO-ACS.
  7. Pending Requisition/Ho-Man Contracting, LLC - Marion County Office of the County Engineer requests the approval to demolish three (3) properties acquired for SW 49<sup>th</sup> Avenue North Phase. The work includes the demolition of structures, removal of debris, vegetation, septic systems, and any other infrastructures found on the properties. Total expenditure of \$61,300.00. Funds are available in line VJ738541-561301 - Infrastructure Surtax Capital Project Fund. This purchase meets competitive bidding requirements under 24Q-111.
- Recommended Action: Motion to approve purchases.

## **7.5. Transportation – County Engineer:**

**7.5.1.** Request Approval of a Locally Funded Agreement Between the State of Florida Department of Transportation and Marion County and a Resolution for the Construction Engineering Inspection of Intersection Improvements at the Intersection of County Road 484 and Marion Oaks Boulevard FPN: 449277-1-62-01 (Budget Impact - Neutral expenditure of \$103,125)

The Board accepted the following recommendation to adopt Resolution 25-R-83 as presented by County Engineer Steven Cohoon, OCE:

Description/Background: This Locally Funded Agreement and Resolution are associated with the construction of intersection improvements at County Road 484 and Marion Oaks Boulevard, including roadway widening for turn lanes. Other Construction elements include mobilization, maintenance of traffic, erosion control, clearing and grubbing, regular excavation, sod, new signage and pavement markings.

Construction Engineering Inspection (CEI) is required for this project. The Florida Department of Transportation (FDOT) has programmed \$89,663.00 of the estimated \$103,125.00 CEI cost. The Agreements and Resolution provide the mechanisms for Marion County to fund the \$13,462.00 difference and any additional shortfall. The County is to deposit funds into a Three-Party Escrow account.

The project limits on County Road 484 are from 157 feet west of Marion Oaks Boulevard to 563 feet east of Marion Oaks Boulevard for a total length of 0.14 miles. The project limits on Marion Oaks Boulevard are from 308 feet south of County Road 484 to County Road 484 for a total length of 0.06 miles. The total project length is 0.20 miles.

Budget/Impact: Neutral. This project was programmed in the 2023-24 County Transportation Improvement Plan and is identified in the adopted Fiscal Year 2023-24 Line Item Budget: TIP077841-Fund 1020-Cost Center -760.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the attached Agreement and Resolution.

Resolution 25-R-83 is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION LOCALLY FUNDED AGREEMENT, AND AUTHORIZING THE CHAIR AND CLERK TO EXECUTE THE SAME; PROVIDING AN EFFECTIVE DATE.

**7.5.2.** Request Approval of Interlocal Agreement Concerning Utility Adjustments, Relocations, Abandonments and Extensions of City of Ocala Water and Sewer Facilities in Conjunction with Marion County's Design Build Construction Project for SW 40<sup>th</sup>/49<sup>th</sup> Avenue Improvements from SW 66<sup>th</sup> Street to SW 43<sup>rd</sup> Street Road (Budget Impact - Neutral; additional expenditure of \$2,195,281)

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

Description/Background: Requesting approval of "Interlocal Agreement Concerning Utility Adjustments, Relocations, Abandonments and Extensions of City of Ocala Water and Sewer Facilities in Conjunction with Marion County's Design Build Construction Project for SW 40<sup>th</sup>/49<sup>th</sup> Avenue Improvements from SW 66<sup>th</sup> Street to SW 43<sup>rd</sup> Street Road." The construction of the road project will produce several conflicts with the City's electric, water and sewage facilities located within the new right-of-way. The City also desires to extend main lines and services within the right-of-way. This interlocal agreement will allow for the necessary utility work with the County's road project.

All work is to be completed by May 31, 2026, in conformance with the County's road project awarded to Art Walker Construction, Inc. under 25Q-002 during the December 17, 2024 Board of County Commissioners regular meeting.

Budget/Impact: Neutral; additional expenditure of \$2,195,280.22. Funding will be available in line BL760541-563220 - County Transportation Maintenance Fund (TIP073804). A Budget Amendment Request is being processed for this item. City of Ocala will reimburse Marion County the full amount of \$2,195,280.22.

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

**7.5.3.** Request Approval of the Release of a Subdivision Improvement Agreement with Letter of Credit Associated with Sunset Hills Phase 2 Subdivision (Budget Impact - None)  
The Board accepted the following recommendation as presented by County Engineer Cohoon, OCE:

Description/Background: This is a request to approve the Release of a Subdivision Improvement Agreement with Letter of Credit associated with the Sunset Hills Phase 2 subdivision by Sunset Hills Development LLC, a Florida limited liability company. The County Engineer requested the release based all improvements being completed and documentation received on January 27, 2025. The release will be recorded in 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.

**7.5.4. Request Approval of Second Amendment to Master Stormwater Easement Agreement (Concerning Relocation of DRA-N1B and DRA-N1C) Between 95<sup>th</sup> Street Holdings, LLC and Marion County (Budget Impact - None)**

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

Description/Background: On April 3, 2007, County and JB Ranch Associates, RLLP, a Florida registered limited liability partnership ("JB Ranch Associates") entered into a Master Stormwater Easement Agreement [SW 95<sup>th</sup> Street Road/JB Ranch PUD] (the "Original Agreement") concerning the development of the Property then owned by JB Ranch Associates, and the conveyance and construction of the Stormwater Management Facilities for SW 95<sup>th</sup> Street Road. The Original Agreement was recorded in OR Book 4790, Page 67.

The First Amendment was undertaken to acknowledge that 95<sup>th</sup> Street Holdings, LLC now owns the property in question and to allow modification/resizing of drainage retention area "DRA-N2B". The original agreement did not include the County's typical drainage retention area easement or language allowing modification. Easements and maintenance contribution percentages for access and catastrophic repairs are also being updated.

The primary purpose of this Second Amendment to Master Stormwater Agreement is to allow modification/resizing of DRA-N1B and DRA-N1C.

Budget/Impact: None.

Recommended Action: Motion to approve the attached Second Amendment to Master Stormwater Easement Agreement (Concerning Relocation of DRA-N1B and DRA-N1C) and to authorize the Chairman and Clerk to execute the same.

**7.6. Utilities:**

**7.6.1. Request Approval of Water Main Extension Connection Agreement WME-083-S Between RACO Construction Group, LLC, and Marion County Utilities (Budget Impact - Neutral; expenditure of \$30,205)**

The Board accepted the following recommendation as presented by Utilities Director Tony Cunningham:

Description/Background: In accordance with Land Development Code section 6.14.2, developers (property owners) are required to connect to public utilities if the property is within connection distance. For a single-family residence, the connection distance is 400 feet from the parcel's closest corner to the public water main. In this case, the property owner is required to connect to the public water main provided by Marion County Utilities ("MCU") and would be required to install the water main across the entire parcel's frontage and end the system at the

farthest end of the property. The County has the necessary funding to complete the 237-foot extension due to a change in water main availability conditions between the time of Owner's due diligence and building permit application within the 120-day allowance.

Resolution No. 21-R-381 approved by the Board on August 17, 2021, authorizes in certain circumstances to allow MCU to enter into a Share Agreement whereby each parcel connecting to MCU system pays only its share of the project based on MCU low bid contractor's price for the work. The total project cost is \$30,204.50, which includes construction (\$29,504.50) and design (\$700) costs. The project cost will be divided by six (6) parcels totaling \$5,034.08 per parcel.

Budget/Impact: Neutral; project cost is \$30,204.50 and construction purchase order includes 10% contingency in accordance with the Procurement Manual. Funding is from ZF448536-563102 with project code UTC000094.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the subject Water Main Extension Connection Agreement and authorize staff to issue the purchase order for T&C Underground under 22P-146.

**7.6.2. Request Approval of Water Main Extension Connection Agreement WME-086-O Between Activation Investment Group, LLC, and Marion County Utilities (Budget Impact - Neutral; expenditure of \$14,844)**

The Board accepted the following recommendation as presented by Utilities Director Cunningham:

Description/Background: In accordance with Land Development Code section 6.14.2, developers (property owners) are required to connect to public utilities if the property is within connection distance. For a single-family residence, the connection distance is 400 feet from the parcel's closest corner to the public water main. In this case, the property owner is required to connect to the public water main provided by Marion County Utilities (MCU), which will result in installing 79 feet of water main across the parcel's frontage to the end of the property. The water main extension project creates a benefit for one (1) additional parcel along the route. The total project cost is derived from the construction cost of \$14,143.50 plus the design fee of \$700, totaling \$14,843.50.

Budget/Impact: Neutral; project cost is \$14,843.50 and construction purchase order includes 10% contingency in accordance with the Procurement Manual. Funding is from ZF448536-563102 with project code UTC000094.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the subject Water Main Extension Connection Agreement and authorize staff to issue the purchase order for T&C Underground under 22P-146.

**7.6.3. Request Approval of Water Main Extension Connection Agreement WME-089-O Between Alexandra Osejo and Marion County Utilities (Budget Impact - Neutral; expenditure of \$30,232)**

The Board accepted the following recommendation as presented by Utilities Director Cunningham:

Description/Background: In accordance with Land Development Code section 6.14.2, developers (property owners) are required to connect to public utilities if the property is within connection distance. For a single-family residence, the connection distance is 400 feet from the parcel's closest corner to the public water

main. In this case, the property owner is required to connect to the public water main provided by Marion County Utilities (MCU), which will result in installing 276 feet of water main across the parcel's frontage to the end of the property. The water main extension project will create a benefit for four (4) additional parcels along the route.

Total Project Cost	\$30,232	Construction (\$29,532) + Design (\$700)
MCU Cost Only	-\$3,000	Fire hydrant assembly
Collective Owner's Obligation	\$27,232	
Per Parcel Cost	\$5,466.40	Five (5) parcels

Budget/Impact: Neutral; project cost is \$30,232 and construction purchase order includes 10% contingency in accordance with the Procurement Manual. Funding is from ZF448536-563102 with project code UTC000094.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the subject Water Main Extension Connection Agreement and authorize staff to issue the purchase order for T&C Underground under 22P-146.

**7.6.4. Request Approval of Water Main Extension Connection Agreement WME-102-S Between H. Stuart Investments, LLC, and Marion County Utilities (Budget Impact - Neutral; expenditure of \$29,441)**

The Board accepted the following recommendation as presented by Utilities Director Cunningham:

Description/Background: In accordance with Land Development Code section 6.14.2, developers (property owners) are required to connect to public utilities if the property is within connection distance. For a single-family residence, the connection distance is 400 feet from the parcel's closest corner to the public water main. In this case, the property owner is required to connect to the public water main provided by Marion County Utilities (MCU) and install the water main across the entire parcel's frontage and end the system at the farthest end of the property. The County has the necessary funding to extend the water main an additional 45 feet beyond the owner's 168-foot obligation, so the dead end is in a better placement to prevent disruption when future extension happens.

Resolution No. 21-R-381 approved by the Board on August 17, 2021, authorizes in certain circumstances to allow MCU to enter into a Share Agreement whereby each parcel connecting to MCU system pays only its share of the project based upon MCU low bid contractor's price for the work.

Total Project Cost	\$29,440.50	Construction (\$28,740.50) + Design (\$700)
MCU Cost Only	-\$3,000	Fire hydrant assembly
Collective Owner's Obligation	\$26,440.50	
Per Parcel Cost	\$5,288.10	Five (5) parcels

Budget/Impact: Neutral; project cost is \$29,440.50 and construction purchase order includes 10% contingency in accordance with the Procurement Manual. Funding is from ZF448536-563102 with project code UTC000094.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the subject Water Main Extension Connection Agreement and authorize staff to issue the purchase order for T&C Underground under 22P-146.

**7.6.5. Request Approval of Water Main Extension Connection Agreement WME-115-S Between OXE Investments, LLC, and Marion County Utilities (Budget Impact - Neutral; expenditure of \$29,581)**

The Board accepted the following recommendation as presented by Utilities Director Cunningham:

Description/Background: In accordance with Land Development Code section 6.14.2, developers (property owners) are required to connect to public utilities if the property is within connection distance. For a single-family residence, the connection distance is 400 feet from the parcel's closest corner to the public water main. In this case, the property owner is required to connect to the public water main provided by Marion County Utilities (MCU) and would be required to install the water main across the entire parcel's frontage and end the system at the farthest end of the property. The County has the necessary funding to extend the water main an additional 45 feet beyond the owner's 185-foot responsibility, placing the dead-end in a more optimal location to minimize disruption for future extensions.

Resolution No. 21-R-381 approved by the Board on August 17, 2021, authorizes in certain circumstances, to allow MCU to enter into a Share Agreement whereby each parcel connecting to MCU system pays only its share of the project based upon MCU low bid contractor's price for the work. The total project cost is \$29,581, which includes construction (\$28,881) and design (\$700) costs. The project cost will be divided by five (5) benefitting parcels totaling \$5,916.20 per parcel.

Budget/Impact: Neutral; project cost is \$29,581 and construction purchase order includes 10% contingency in accordance with the Procurement Manual. Funding is from ZF448536-563102 with project code UTC000094.

Recommended Action: Motion to approve and authorize the Chairman and Clerk to execute the subject Water Main Extension Connection Agreement and authorize staff to issue the purchase order for T&C Underground under 22P-146.

**8. COUNTY ATTORNEY:**

**8.1. Request Approval of Auto Liability Settlement in the Civil Action Case, Carmen Haley v. Marion County Board of County Commissioners, Case No. 2022-CA-1205**

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

Description/Background: On November 11, 2021, Carmen Haley was the driver of a 2011 Toyota Rav 4 which was stopped in the left turn lane at the intersection of Hwy 441 and SR 464 when a County owned 2016 Ford F450 Ambulance operated by Marion County employee, Adam Diefendorf (Fire Rescue), struck the left fender of Ms. Haley's vehicle. Mr. Diefendorf was making a right turn onto SR 464 but, due to the wet roadway, lost traction and hit Ms. Haley's vehicle.

Ms. Haley underwent treatment and complained of pain and discomfort in her neck and right shoulder as a result of the accident. Significantly, Ms. Haley underwent a right shoulder surgery on February 9, 2022. Ms. Haley is represented by Morgan & Morgan. This lawsuit was filed on June 15, 2022. The original demand for settlement was for our maximum sovereign limits of \$200,000. If this case were to proceed with a jury trial, Marion County faces exposure for Ms. Haley's past and future medical(s) as well as non-economic damages which could easily exceed the

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sovereign immunity cap of \$200,000 if a jury were to favorably consider Ms. Haley's claims that her quality of life has been compromised due to this accident. On February 5, 2025, mediation was held, which resulted in an impasse. On February 7, 2025, Ms. Haley forwarded a settlement demand in the amount of \$137,500. In response, our office forwarded a counter-offer in the amount of \$135,000 contingent on Board approval, which Ms. Haley accepted. It is my recommendation that Marion County settle this auto liability claim in the amount of \$135,000 inclusive of attorney fees and cost(s) to be paid from the Auto Liability Self-Insurance fund.

Budget/Impact: Neutral; \$135,000.00 from Self-Insurance Fund.

Recommended Action: Motion to Adopt Resolution Approving Settlement in the Civil Action case, Carmen Haley v. Marion County Board of County Commissioners for \$135,000.00 to be paid for by the County's Auto Liability Self-Insurance Fund.

County Attorney Matthew G. Minter stated the request relates to a proposed settlement in a liability case involving a Marion County Fire Rescue (MCFR) vehicle. He advised that the incident involved a collision where a MCFR Ford F-150 truck hydroplaned and struck the plaintiff's vehicle. The negligence of the County's vehicle led to damages for the plaintiff, Miss Haley, who required shoulder surgery as a result. Initially, Morgan and Morgan law firm demanded the County's full sovereign immunity cap of \$200,000.00 to settle the case. However, through negotiations, the County succeeded in reducing the settlement amount to \$135,000.00. Mr. Minter outlined that the principal issue in such Tort cases is the ability to prove that the defendant's negligence caused the plaintiff's damages, which was evident in this case.

A motion was made by Commissioner Zalak, seconded by Commissioner Stone, to adopt Resolution 25-R-84 approving settlement in the Civil Action case, Carmen Haley versus Marion County Board of County Commissioners. The motion was unanimously approved by the Board (5-0).

Resolution 25-R-84 is entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING SETTLEMENT FOR ALL CLAIMS IN THE CIVIL ACTION CASE, CARMEN HALEY V. MARION COUNTY BOARD OF COUNTY COMMISSIONERS, CASE NO. 2022-CA-1205

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

**8.2. Walk-On:** Request Approval of Property Acquisition Agreement, in lieu of Condemnation, Associated with the NW 49<sup>th</sup> St Phase 3A Road Project, Parcel ID #13550-000-00

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

Description/Background: This is a request for the Board to review and approve a purchase agreement between Marion County and sellers Richard D. Flint and Stephanie J. Cox-Flint for an improved one-acre parcel, for the above-referenced road project. The property is improved with a single-family residence and an accessory building where Mr. Flint has for years carried on a business of crafting custom-made bridles and other leather goods for the equine market. The original



approach was a partial acquisition of the property, but it has been determined that the severance damages justifies acquisition of the entire one-acre property, as there may be significant issues related to reestablishment of utilities to the remainder parcel.

The property owner engaged the services of eminent domain attorney Charles Forman, who in turn engaged the services of a real estate appraiser, a civil engineer to evaluate the damages to the remainder of a partial taking, and a business valuation expert to determine the value of damages to the business. This settlement is the culmination of negotiations and evaluations that have gone on for more than two years. The ultimate price includes the real property value, the value of damages to the business, re-location costs and the fees of attorney Forman, and his three consultants.

The settlement will avoid the expense of additional work by the County's appraiser, and the necessity of the County engaging the services of expert witnesses to counter the positions taken by Mr. Forman's consultants. As a result of the acquisition, the County may eventually be able to provide utilities to the single-family residence and use it for affordable housing, or alternatively, may have use for the remaining lot. Further, Mr. Flint is conveying his machinery and equipment from his business to the County.

Budget/Impact: Transportation Capital Projects Fund, STC073813-VJ738541-561301- \$636,375.50, less value of acquired property and assets.

Recommended Action: Motion to approve the Property Agreement, in lieu of Condemnation, associated with the NW 49<sup>th</sup> St Phase 3A Road Project, Parcel ID #13550-000-00.

County Attorney Minter presented a 29 page Walk-On Memorandum and a 1 page aerial map of the subject site. He advised that the request is in regard to a Purchase and Sale Agreement in lieu of Eminent Domain to acquire a 1-acre improved parcel owned by Richard Flint and Stephanie Flint as part of the Northwest 49<sup>th</sup> Street Phase 3A road project. This property was improved with both a home and an accessory structure where Mr. Flint operated Albright's Halters, making custom halters for the equine industry. The acquisition required a total purchase amount of \$477,680.00, which included compensation for machinery and equipment used in the halter-making business. Mr. Minter stated the right-of-way (ROW) for the project would severely impact the structures, justifying the full acquisition of the parcel. He advised that the unique machinery and equipment, valued at \$47,680.00, would become County property and could potentially be used for display purposes in a museum or tourism setting, reflective of Marion County's equestrian culture.

Commissioner Zalak questioned the zoning of the parcel and the rationale for paying business damages, given its residential status.

Mr. Minter opined that the fact that the property owner had been operating a business on this site for years and the County never acted on it could have been a technicality in the Court system.

General discussion ensued.

Chairman Bryant opened the floor to public comment.

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

Mr. Minter clarified that a listing of the equipment, photographs, and extended occupancy have been added to the Purchase Agreement.

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A motion was made by Commissioner Stone, seconded by Commissioner McClain, to approve the Property Agreement, in lieu of Condemnation, associated with the NW 49<sup>th</sup> Street Phase 3A Road Project, for Parcel ID #13550-000-00. The motion was unanimously approved by the Board (5-0).

## **9. COUNTY ADMINISTRATOR:**

### **9.1. Request for Release of Lien on Code Enforcement Case Number 767636; Parcel Number 14432-000-02**

The Board considered the following recommendation as presented by Growth Services Director Chuck Varadin:

Description/Background: On February 18, 2019, a Code Enforcement Board lien was recorded against Johnny Wilbur Mason for having multiple code violations on his three-acre property in the Mourning Dove Farms subdivision.

In March 2021, Johnny Mason quit claimed the property from him as the grantor, to himself and his brother, Jimmy C. Mason, as the grantees. The Masons made payments totaling \$1,500.00 toward the lien. After clearing the violations and the passing of his brother, Jimmy Mason submitted a request for the remaining lien amount to be reduced or rescinded. The Code Enforcement Board heard the request on January 8, 2025, and recommended the Board of County Commissioners rescind the lien upon payment of the County's administrative/hard costs.

Code Enforcement Board lien	\$ 6,000.00
Administrative/case costs	\$ 1,056.10
<u>Payment(s) received</u>	<u>\$ (1,500.00)</u>
Total	\$ 5,556.10

Marion County Property Appraiser shows the 2024 Market value as \$143,515 and the Assessed value as \$92,449.

Budget/Impact: None.

Recommended Action: Motion to deny a rescission of the lien for Case Numbers 767636 on Parcel 14432-000-02, leaving the lien in full force and effect.

Growth Services Director Chuck Varadin presented a request regarding the release of a Code Enforcement Lien on the property identified by case number 767636 and parcel No. 14432-000-02. The original lien, totaling \$6,000.00, resulted from issues including junk and unserviceable vehicles, a business being operated in a zone not designated for such use, and the occupation of a recreational vehicle (RV) in a non-designated zone. Following an initial payment of \$1,500.00, a balance of \$5,556.10 remained. The original owner Johnny Mason quit claimed the property from him as the grantor, to himself and his brother, Jimmy C. Mason, as the grantees. The Masons made payments totaling \$1,500.00 toward the lien. After clearing the violations and the passing of his brother, Jimmy Mason submitted a request for the remaining lien amount to be reduced or rescinded. The Code Enforcement Board (CEB) heard the request on January 8, 2025, and recommended the BCC rescind the lien upon payment of the County's administrative/hard costs.

Jimmy Mason, West Anthony Road, requested the Board consider the request to reduce or rescind the rest of the lien.

Commissioner Zalak noted the payment already made of \$1,500.00 exceeded the Administrative hard costs of \$1,056.10.

A motion was made by Commissioner Zalak, seconded by Commissioner McClain, to relieve/rescind the remaining balance of the lien (\$5,556.10). The motion was unanimously approved by the Board (5-0).

**9.2. Request for Release of Lien on Code Enforcement Case Numbers 564174, and 570613; Parcel Number 5115-031-013**

The Board considered the following recommendation as presented by Growth Services Director Varadin:

Description/Background: On May 16, 2012, a Code Enforcement Board (CEB) lien was recorded against Jo An Keefe and Thomas Furlow for having accumulations of junk on their 0.38 acre property located at 17220 SE 248<sup>th</sup> Terrace, Umatilla. In April 2013, a Certification and Claim of Lien was recorded for a junk abatement conducted on the property; that lien has been accruing interest. The property ownership has changed twice since the liens were recorded. In November 2024, the current owner, Wesley Bailey Jr., requested relief of the liens.

On January 8, 2025, Mr. Bailey's request for a reduction / rescission of the CEB lien came before the Code Enforcement Board. The Code Enforcement Board moved to recommend that the Board of County Commissioners approve a rescission of the CEB lien upon payment of the administrative hard costs. The CEB does not make recommendations for abatement liens. Interest on the abatement lien is shown below, calculated at the varying rate and four percent.

	<u>Varying %</u>	<u>4%</u>
Code Enforcement Board Lien	\$ 12,500.00	\$ 12,500.00
Abatement cost per invoice	\$ 4,350.00	\$ 4,350.00
Administrative costs	\$ 991.83	\$ 991.83
Payments received	\$ 0	\$ 0
<u>Abatement interest through BCC date</u>	<u>\$ 5,013.81</u>	<u>\$ 2,080.32</u>
Total	\$ 22,855.64	\$ 19,922.15

Marion County Property Appraiser shows the 2024 Market Value as \$39,848, and Assessed Value as \$36,383.

Budget/Impact: None.

Recommended Action: Motion to deny a rescission of the liens for Case Numbers 564174 and 570613 on Parcel 5115-031-013, leaving the liens in full force and effect.

Growth Services Director Varadin advised that this is a request concerning the release of two Code Enforcement Liens associated with parcel number 5115-031-013, identified by case numbers 564174 and 570613. The total CEB Lien amount was \$12,500.00 (with 4% interest) along with a \$4,350.00 Abatement Lien. The property ownership has changed twice since the liens were recorded and the current owner, Wesley Bailey Jr., stated he purchased the property without knowledge of these liens. He advised that the CEB recommended the BCC approve a rescission of the CEB Lien upon payment of the Administrative hard costs (\$991.83), noting the CEB does not usually make recommendations for Abatement Liens. Mr. Varadin clarified that with the Abatement cost of \$4,350.00 and the \$991.83 in Administrative hard costs, the total cost would be \$5,341.83.

Chairman Bryant advised that on May 16, 2012 the CEB lien was filed and on September 11, 2013, Joe C. Brown, as trustee for the Jocalbro Inc. Profit Sharing Plan Trust, purchased the property at a Tax Deed Sale for \$4,394.00. Mr. Brown later sold the

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property to Wesley Baily Jr in 2019 for \$5,400.00. She questioned how this sale could have happened since the lien was already recorded on that property.

Clerk Gregory C. Harrell advised that anyone could go to the Clerk's Office and record a deed, noting the Clerk's Office has recently begun a service to offer to help deter fraudulent activity on a parcel. He opined that the system could be worked so that if the County were to express an interest in a particular property that had a Code Enforcement Lien on it, the County would be informed, by way of electronic mail (email) anytime a document is recorded relating to that specific property.

Wesley Bailey Jr., SE 248<sup>th</sup> Terrace, Umatilla, stated he had been living on the property for 8 years and discovered the liens when applying for a permit (new meter) due to some electrical issues he was having in the home.

In response to Commissioner Zalak, Mr. Bailey stated the property had already been cleaned up when he purchased it. He noted it was a lease to own, which he paid off in 3 years.

Clerk Harrell advised that if a Title Insurance company had been involved in the transaction there would have been a Title search performed; however, if this was a cash transaction then it would be up to the buyer to perform that research.

Chairman Bryant explained that there were hard costs paid by the County to cleanup the property prior to being purchased by Mr. Bailey, noting because it was taxpayer money, the Board is responsible for collecting those hard costs.

In response to Commissioner Curry, Mr. Bailey stated he paid approximately \$14,000.00 for the property.

Commissioner Zalak stated he was in favor of waiving the entire lien.

In response to Commissioner Stone, Mr. Bouyounes advised that the total hard cost for both parcels is \$5,341.83 (Abatement and Administrative)

General discussion ensued.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to reduce the lien amount to \$4,350.00 for the Abatement costs only, applying the \$500.00 already paid by the owner, resulting in a final lien amount of \$3,850.00 with no further interest accrual. The motion was approved by the Board by a vote of 4-1 with Commissioner Zalak dissenting.

Chairman Bryant requested the County staff set up a payment plan for Mr. Bailey.

## **10. COMMITTEE ITEMS:**

**10.1.** Request Approval to Name Trevor Knight, Water Resources Liaison, as an Alternate for the Withlacoochee Regional Water Supply Authority

The Board considered the following recommendation as presented by Commission Office Executive Assistant Jennifer Clark:

Description/Background: Marion County has three (3) Commissioner representatives on the Withlacoochee Regional Water Supply Authority (WRWSA). Each representative may have an alternate, who has the power to vote in the absence of the primary designated representative. Before his retirement, Jody Kirkman served as an alternate for the WRWSA. Trevor Knight has been identified as his replacement. There are no other alternates identified at this time. Staff will request approval for two (2) more alternates at a later date.

Budget/Impact: None.

Recommended Action: Motion to approve naming Trevor Knight, Water Resources Liaison, as an alternate for the Withlacoochee Regional Water Supply Authority.

A motion was made by Commissioner Zalak, seconded by Commissioner Stone, to appoint Water Resources Liaison Trevor Knight as an alternate for the Withlacoochee Regional Water Supply Authority. The motion was unanimously approved by the Board (5-0).

## **11. NOTATION FOR ACTION:**

**11.1.** Request Approval to Schedule and Advertise Two Public Hearings to Consider an Ordinance to Amend the Marion County Land Development Code on Tuesday, March 25, 2025, at 9:00 a.m., or as Soon Thereafter, and Tuesday, April 8, 2025, at 6:00 p.m., or as Soon Thereafter, with Each Hearing to be Held in the McPherson Governmental Campus Auditorium

The Board considered the following recommendation as presented by Growth Services Director Varadin:

Description/Background: Staff has submitted a Land Development Code (LDC) Amendment Application to review and create LDC Section 4.3.28. Limitations on Ownership and Possession of Dogs and Cats.

Staff has also submitted an LDC Amendment Application proposing revisions to LDC Section 4.2.11. Multiple Family Dwelling (R-3) Classification to address separation and design requirements.

The Land Development Regulation Commission (LDRC) will consider the proposed revisions in a public hearing on March 5, 2025 at 5:30pm, which is consistent with LDC Section 2.4.3.

LDC Section 2.5.5.A(1) requires the Board to consider the adoption of the proposed amendments in two advertised public hearings for each revision to the LDC. At least one hearing is to be held after 5:00 p.m. on a weekday, unless the Board, by a majority plus one vote elects to conduct that hearing at another time of day. Further, the second public hearing shall be held at least 10 days after the first hearing. The following dates and times are being requested to conduct each of the required public hearings and accommodate the required advertising to consider the proposed Amendments:

- Tuesday, March 25, 2025, at 9:00 a.m., or as soon thereafter as possible, in the McPherson Governmental Campus Auditorium.
- Tuesday, April 8, 2025, at 6:00 p.m., or as soon thereafter as possible, in the McPherson Governmental Campus Auditorium.

Budget/Impact: None.

Recommended Action: Motion to schedule and advertise Board of County Commissioners two Public Hearings to consider revisions to LDC Section 4.3.28 and revisions to LDC Section 4.2.11 on Tuesday, March 25, 2025, at 9:00 a.m. and Tuesday, April 8, 2025, at 6:00 p.m. or as soon thereafter as possible in the McPherson Governmental Campus Auditorium.

A motion was made by Commissioner Stone, seconded by Commissioner McClain, to schedule and advertise two Public Hearings to consider revisions to LDC Section 4.3.28 and revisions to LDC Section 4.2.11 on Tuesday, March 25, 2025, at 9:00 a.m. and Tuesday, April 8, 2025, at 6:00 p.m. or as soon thereafter as possible in the McPherson Governmental Campus Auditorium. The motion was unanimously approved by the Board (5-0).

Commissioner Zalak commented on the public hearing scheduled for Tuesday, March 25, 2025, at 9:00 a.m., noting there is a Transportation Planning Organization (TPO) meeting

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the same day at 3:00 p.m. and questioned if the public hearing could be scheduled at a later time.

Chairman Bryant stated she would have staff check and come back to this Item.

(Ed. Note: This Item was addressed later in the meeting.)

**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.

Gerri Gerthe, SE 137<sup>th</sup> Lane, Summerfield, expressed her appreciation to the BCC for its support of this year's fair and requested assistance in locating land for a permanent fairground.

Chairman Bryant suggested Ms. Gerthe meet with Growth Services staff to help identify properly zoned property

Joseph Walker, SE 54<sup>th</sup> Place, Ocklawaha, presented a 1 page email he received from Growth Services Director Varadin in regard to unreadable 9-1-1 numbers on a home near where he lives. He stated he would pay the money to put the numbers on the house.

Commissioner Stone advised that the County cannot send staff out to someone else's personal property to put numbers on their house. She stated Code Enforcement staff advised that the current placement of the house numbers meets Code requirements. Commissioner Stone clarified that the house has numbers on it just inside the screened door, as well as on the outside mailbox.

Chairman Bryant advised that public comment is now closed.

**11.1. UPDATE:** Commissioner Stone advised that she has a Continuum of Care (CoC) meeting on Tuesday, March 25, 2025, that starts at 11:30 a.m. and usually runs until about 1:00 p.m. She opined that the meeting time could be amended closer to the TPO meeting.

General discussion ensued.

It was the general consensus of the Board to leave the date and time as previously approved.

## **13. COMMISSIONER ITEMS:**

### **13.1. Commission Comments**

Commissioner Curry stated he had nothing further to add.

Commissioner Stone advised that the recent National Association of Counties (NACo) conference was very well presented this year, noting she serves on their Technology Committee and there was a lot of good information presented as it related to Broadband.

Commissioner McClain stated he concurred with Commissioner Stone in regard to the recent NACo conference. He stated he met with Senator Scott and Senator Moody's staff in order to advocate for some of the Federal priorities.

Commissioner Zalak commented on the NACo conference, noting he serves on the Environment, Energy, and Land Use Committee. He addressed ongoing debates around energy and environmental concerns, including the impact of trade and tariffs affecting

natural gas transmissions in northern states. Commissioner Zalak commented on a productive meeting Commissioners held with Congresswoman Kat Cammack, focusing on critical issues such as veterans' home initiatives.

Commissioner Zalak addressed proposed inventive ideas for utilizing tree mitigation funds, suggesting projects such as implementing edible gardens across County campuses. He highlighted the success of Marion County Extension Service's edible landscaping program and its potential integration throughout the County's properties. Commissioner Zalak commented on the concept of creating live examples of landscaping solutions, allowing residents to replicate these models. Additionally, he proposed using tree mitigation funds to demonstrate various buffer designs, enabling Commissioners and the public to observe growth and effectiveness over time.

Chairman Bryant commented on Counties that have adopted tree planting requirements for new developments, enhancing aesthetics, and addressing community concerns about density and environmental impact. She addressed the need for reviewing and potentially updating the Marion County's Land Development Code (LDC) to establish higher standards for buffering and tree planting requirements. Commissioner Bryant reiterated the importance of establishing a "higher bar" to ensure developments contribute to the community's long-term sustainability and livability while remaining flexible for negotiation when necessary.

Commissioner Zalak opined that Parks and Recreation Director Jim Couillard, Utilities Director Tony Cunningham, and County Engineer Steven Cohoon need to be in agreement on how the County will be able to address buffering, noting utilities and roadways have to fit within each corridor.

General discussion ensued.

It was the general consensus of the Board to direct staff to schedule a workshop to address buffering and tree remediation requirements.

### **13.2. Commission Calendar**

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

The Chairman acknowledged receipt of the Commission calendar covering the period of March 5, 2025 to March 18, 2025.

### **14. NOTATION FOR RECORD:**

#### **14.1. County Administrator Informational Items:**

**14.1.1.** Present Florida Job Growth Grant Fund October 1 - December 30, 2024, Quarterly Report

**14.1.2.** Present Chamber and Economic Partnership January 2025 Activity

**14.1.3.** Present Letter Received on February 20, 2025 From the Nature Explorers Club of Del Webb Spruce Creek Golf and Country Club Expressing Gratitude to Marion County Parks & Recreation Ma Barker House Tours

#### **14.2. Present Walk-On Items From Previous BCC Meeting:**

**14.2.1.** WALK ON: Request Approval of Resolution Pursuant to Florida Statute 145.022, Establishing Salary for George Albright, Tax Collector of Marion County

**14.2.2.** WALK-ON: George Albright, Tax Collector - Request Approval for Marion County to Provide Payment of The Monthly Rental for One-Half of The Month of January 2025

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and for The Months of February and March 2025 Until a Fourth Lease Renewal Agreement with Ocala Springs Shopping Center, LLC (Budget Impact - \$7,525)

**14.3. General Informational Items:**

**14.3.1.** Marion County Health Department – For the Latest health news and information, Visit the Website at <http://marion.floridahealth.gov/>

**14.4. Clerk of the Court:**

**14.4.1.** Present Administrative Budget Transfer Report

**14.4.2.** Present Letter Received on February 12, 2025 From Citrus County Board of County Commissioners Expressing Gratitude for Marion County's Letters of Support Relating to the Barge Canal Boat Ramp Project

**14.4.3.** Present Memorandum From Gregory C. Harrell, Clerk of the Circuit Court and Comptroller, Regarding the Filing of Ordinances 25-01, 25-02, 25-03 and 25-03 (Corrected) with the Secretary of State's Office.

**14.4.4.** Present Regular Report of Utilization of Reserve for Contingencies

**14.4.5.** Present Report Number PC2025-01: Municipal Services Department - Edge Water Estates, Edgewater Estates Replat, and Sunset Lake Tract 7 Road Improvement Petition Count

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

**14.5.1.** Code Enforcement Board – January 8, 2025

**14.5.2.** Development Review Committee (DRC) – February 3 & 10, 2025

**14.5.3.** Districts 5 and 24 Medical Examiner Advisory Committee – November 13, 2024

**14.5.4.** Land Development Regulation Committee – January 15 and February 5, 2024

**14.5.5.** Southwest Florida Water Management District (SWFWMD) - For Minutes and Agendas, Visit the Website at <http://www.WaterMatters.org>

**14.5.6.** St. Johns River Water Management District (SJRWMD) - For Minutes and Agendas, Visit the Website at <https://www.sjrwmd.com>

**14.5.7.** Transportation Planning Organization (TPO) - For Minutes and Agendas, Visit the Website at <https://ocalamariontpo.org>

**14.5.8.** Withlacoochee Regional Water Supply Authority (WRWSA) - For Minutes and Agendas, Visit the Website at <http://www.wrwsa.org>

There being no further business to come before the Board, the meeting thereupon adjourned at 11:04 a.m.

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Kathy Bryant, Chairman

Attest:

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Gregory C. Harrell, Clerk