

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

September 4, 2024

CALL TO ORDER:

The Marion County Board of County Commissioners (MCBCC) met as the Marion County Community Redevelopment Agency Board (MCCRAB) in a special session at 1:52 p.m. on Wednesday, September 4, 2024 at the Marion County Governmental Complex located in Ocala, Florida.

ROLL CALL AND PLEDGE OF ALLEGIANCE:

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

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

PROOF OF PUBLICATION:

Deputy Clerk Mills-McAllister presented Proof of Publication of Legal Ad No. 10470315 entitled, "Notice of Budget Hearing Marion County Community Redevelopment Agency Board" published in the Star Banner newspaper on August 30, 2024.

The Deputy Clerk was in receipt of a 24 page Agenda packet, and an 8 page handout entitled, "Sheriff Marion County Special Detail Agreement".

1. ADOPT THE FOLLOWING MINUTES

- 1.1. Request Approval of Minutes for the Marion County Community Redevelopment Agency Board Meeting**

Senior Planner Chris Rison presented the following recommendation:

Description/Background: Minutes for the following meetings are attached for consideration and approval:

1. February 20, 2024
2. April 16, 2024

Budget/Impact: None.

Recommended Action: Motion to approve the attached minutes.

A motion was made by Commissioner Bryant, seconded by Commissioner Curry, to adopt the meeting minutes of February 20 and April 16, 2024. The motion was unanimously approved by the Board (5-0).

2. SCHEDULED ITEMS

- 2.1. Request Approval for the Silver Springs Community Redevelopment Area Trust Fund Budget for Fiscal Year 2024-25**

Senior Planner Rison presented the following recommendation:

Description/Background: The Marion County Property Appraiser has certified that the Silver Springs Community Redevelopment Area (CRA)'s taxable values increased from the 2013 base year, resulting in a Silver Springs CRA Trust Fund

contribution for Fiscal Year (FY) 2024-25. The projected increment revenue contribution, as estimated by the Marion County Clerk Finance Department, is \$460,950.

The Agency Board must approve a final Silver Springs CRA FY 2024-25 Budget, and may allocate unspent prior fiscal year funds to CRA Plan project tasks and project programs. The proposed budget is attached with the allocations of new funds, unspent funds, and total funds available for each line item. Staff recommends approval of the attached Silver Springs CRA Trust Fund Fiscal Year 2024-25 Budget.

Budget/Impact: None.

Recommended Action: Motion to approve the Silver Springs CRA Trust Fund Fiscal Year 2024-25 Budget and authorize staff to transmit the final budget to the Marion County Board of County Commissioners and Clerk of Court/Finance.

Senior Planner Chris Rison, Growth Services, advised that the requests before the Board today are Budget related activities in addition to the Marion County Sheriff’s Office’s (MCSO) Detail Agreement for Community Policing for the upcoming year.

Mr. Rison stated the first Item is the request for the formal Budget approval for the CRA. He clarified that the increment revenue contributing tax authorities are the MCBCC with its 2 funds (General Revenue and Fine and Forfeiture). Mr. Rison noted for the record that Hospital Districts, Parks and Recreation bonding and Regional Water Management Districts are exempt from contributing taxing authorities. He advised that the Clerk of Court’s Office has currently projected the CRA increment revenue for the coming fiscal year (FY) to be \$460,000.00, noting the Agency’s Carry Forward is roughly \$378,000.00. Mr. Rison stated if the Agency receives grant funds for some activities staff are contemplating, there may be additional revenue that can be utilized. He advised that in relation to projects and current services there is a focus on continuing the Community Policing Detail, potential property acquisition relating to the catalyst sites, sidewalks, trails and possibly bus transit stops. He commented on improvements relating to pedestrian safety. Mr. Rison stated there are current grant programs and the Department anticipates providing for additional grant options. He advised that the final amount relating to incrementing revenue is expected after the Board approved the final budgets in October. In response to Commissioner Zalak, Mr. Rison stated staff looked at the funding in Grants & Aid (line item 583101) as a total number to give the Agency Board some flexibility to respond to requests as they are received, noting the potential activities that the funds can be utilized for are listed.

Chairman Stone opened the floor to public comment.

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

A motion was made by Commissioner Bryant, seconded by Commissioner McClain, to adopt Resolution 24-R-357 approving the Silver Springs CRA Trust Fund Fiscal Year (FY) 2024-25 Budget and authorize staff to transmit the final budget to the MCBCC and Clerk of Court/Finance. The motion was unanimously approved by the Board (5-0).

Resolution 24-R-357 is entitled:

A RESOLUTION OF THE MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY OF MARION COUNTY, FLORIDA, TO APPROVE THE SILVER SPRINGS COMMUNITY REDEVELOPMENT AREA FISCAL YEAR 2024-2025 BUDGET

2.2. Request Approval for the Marion County Sheriff Special Detail Agreement for

Community Policing Services for the Silver Springs Community Redevelopment Area for Fiscal Year 2024-25 (Budget Impact - Neutral; expenditure of \$165,000)

Senior Planner Rison presented the following recommendation:

Description/Background: The Silver Springs Community Redevelopment Area (SSCRA) receives supplemental community policing as a special detail service (detail) from the Marion County Sheriff's Office. The detail initially started in FY 2018-19 and provides for a two-man detail in five-hour blocks up to five days per week.

The Sheriff's Office confirmed the detail's hourly rates will remain unchanged for the coming fiscal year at a base rate of \$65.00/hour, with an additional \$10.00/hour for legal holidays. Staff is recommending approval to continue the current detail level of service. The estimated maximum projected cost is \$170,000; however, the detail is filled on a voluntary basis, and all funds have not been expended in prior years. As such, the budget reflects an allocation of \$165,000, but that amount may be increased should the detail be fully staffed to its maximum as the service is provided.

The Sheriff's Office legal staff has approved the Agreement and the Sheriff will sign following the Board Chair's execution.

Budget/Impact: Neutral; expenditure of \$165,000.

Recommended Action: Motion to Approve the FY 2024-25 Sheriff Special Detail Agreement and authorize the Chair to execute the approved Sheriff Special Detail Agreement.

Mr. Rison advised that the Detail Agreement will allow for the same rate of service the Agency has had for the last few years.

A motion was made by Commissioner Bryant, seconded by Commissioner Zalak, to approve the FY 2024-25 Sheriff Special Detail Agreement. The motion was unanimously approved by the Board (5-0).

3. NEW BUSINESS:

Mr. Rison stated staff had an opportunity to meet with its CRA consultants, and the new Silver Springs State Park Manager Matthew Bledsoe, noting there was discussion relating to providing for monument type signage to mark the boundaries. He advised that State Park staff are looking to add internal wayfinding signs inside the project to help individuals find their way around the park.

In response to Chairman Stone, Mr. Rison confirmed that the State Park is inquiring about signs internal to the park, noting there would be outer boundaries and internal wayfinding signs. He stated the programs would view the State Park as if it were an applicant just like any other entity within the CRA.

Chairman Stone questioned the internal portion of the park getting a grant versus (vs.) the property boundary that fits with the CRA.

Commissioner Bryant concurred. She stated it is a State run park and questioned why the State is not funding their internal signs.

Chairman Stone advised that staff may need to clean up the language relating to the grant to ensure it is understood that it is for the outskirts of properties that can be seen from roadsides, etc.

Mr. Rison commented on excluding internal signage; however, perimeter signage could possibly be brought forward as a request.

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Commissioner Bryant expressed concern relating to funding signage on State land. Commissioner Zalak opined that any roadway signage on State Road (SR) 40 or Baseline Road should be included.

Chairman Stone clarified that the Board is not interested in funding internal signage. She commented on the partnership for the appearance of consistency relating to signage.

Commissioner Zalak noted if a larger sign is being requested it would have to be placed on the corner property where Wild Waters used to be located, noting it will not fit in the right-of-way (ROW).

Commissioner Bryant stated she is unsure she wants the funding for that signage to come out of the County's CRA funds. She questioned why the State is not funding its own signs. Commissioner Bryant commented on the businesses and residents that pay into the CRA, noting the State does not and should not benefit from that funding. She advised that more discussion is needed to determine the State's thought process and request relating to signage.

Mr. Rison advised that it can be addressed at the October CRA meeting.

Commissioner Zalak stated Silver Springs State Park and the corner property on SR 40 is a pivotal piece.

Commissioner Bryant questioned how the signage will benefit the remainder of the CRA. Commissioner Zalak opined that the signage in that location is a catalyst project, and if staff can find a willing partner, area businesses and others will follow suit. He commented on confusion relating to campers finding the correct entrance, noting that signage could provide better direction.

Chairman Stone stated it was her understanding that the Board wanted to keep a consistent look in the area, but she did not expect that property owners would be paying for that signage.

ADJOURN

There being no further business to come before the MCCRAB, the meeting thereupon adjourned at 2:06 p.m.

Attest:

Michelle Stone, Chairman

Gregory C. Harrell, Clerk