

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

April 4, 2019

CALL TO ORDER:

The Marion County Board of County Commissioners met in a special session in Commission Chambers at 3:03 p.m. on Thursday, April 4, 2019 at the Marion County Governmental Complex located in Ocala, Florida.

INTRODUCTION OF PUBLIC HEARING BY CHAIRMAN STONE

Chairman Stone advised that the public hearing is scheduled this afternoon to consider adoption of a Resolution authorizing an increase to the per parcel assessment for Pine Run Estates Municipal Service Taxing Unit (MSTU) for road improvements.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

Upon roll call the following members were present: Chairman Michelle Stone, District 5; Vice-Chairman David Moore, District 1; Commissioner Kathy Bryant, District 2; Commissioner Jeff Gold, District 3; and Commissioner Carl Zalak, District 4. Also present were Chief Assistant County Attorney Dana Olesky, and County Administrator Mounir Bouyounes.

PROOF OF PUBLICATION:

Deputy Clerk Wortz presented Proof of Publication of a display ad entitled, "Notice of a Continued Public Hearing for Non-Ad Valorem Assessments", published in the Star Banner Newspaper on March 11, 2019.

The Deputy Clerk received a 31-page Agenda packet containing a Legal Request Memorandum (LRM) dated February 11, 2019, a draft Resolution and a PowerPoint presentation entitled, "Pine Run Estates MSTU for Road Improvements". It was noted the Deputy Clerk received a folder containing 6 written objections from Pine Run residents.

STAFF PRESENTATION – Shawn Hubbuck, MSTU Assessment Director

MSTU Assessment Director Shawn Hubbuck provided a brief overview of the Pine Run Estates continued Public Hearing for a potential increase to the Assessment rate as previously presented on September 24, 2018. He advised of a proposed rate increase from \$60.00 to \$90.00 annually, noting the \$30.00 increase is mainly for operational increases that have occurred over the years.

Mr. Hubbuck referred to slide 1 of the PowerPoint Presentation and commented on the 2019 budget for road improvements (\$95,961), 2019 budget for operations (\$59,571) and the total 2018 expenditures (\$43,909.30). He noted the projected construction costs for the overlay of 12.5 miles of roadways in Pine Run Estates is \$1,912,862.90.

Mr. Hubbuck addressed the color-coded Pavement Condition Index (PCI) map of Pine Run Estates (slide 2).

In response to Chairman Stone, Mr. Hubbuck stated the lifespan of a road is generally 20 to 25 years, noting the roads are at this age; however, Pine Run Estates does not have

April 4, 2019

a lot of through traffic, which helped the roads last longer. He noted that there are 850 parcels in the Assessment.

Commissioner Bryant questioned the life expectancy with the current road grading. Mr. Hubbuck opined that the roads may have another 10 years; however, what will happen is the cracking will continue to occur and once water gets into the asphalt, then ultimately potholes will start, and future reclaiming of the road project will need to occur.

Chairman Stone clarified that most likely there is a 10 year life expectancy of the current roadways. Mr. Hubbuck concurred.

In response to Chairman Stone, Mr. Hubbuck referred to the red on the PCI map and stated this is a single lane road and although it is currently cracking, it is not in need of pothole repairs.

Chairman Stone questioned where the entrance to the neighborhood is located. Mr. Hubbuck advised that the entrance is on SR 200 and has a landscape median, guard house, etc., noting the span of the roadway in red is less than a quarter of a mile.

Mr. Hubbuck advised that the initial part of why staff is here today is the operational costs are starting to exceed or at the cap of the overall collections, noting roughly \$51,000 is collected per year.

Mr. Hubbuck advised when the Public Hearing was advertised it was at the \$120.00 cap; however, staff is fairly comfortable increasing the Assessment enough to cover the increase in operational costs, and at some point in the future, will need to address the repavement of the roads. He clarified that the maintenance is not just above ground, noting storm water systems are also being maintained. Mr. Hubbuck advised that if repairs were being done today based on a ten year bond, it would be roughly be \$340.00 to \$400.00 per year for an assessment.

In response to Commissioner Bryant, Mr. Hubbuck advised that the increase is \$30.00 for a total of \$90.00 annually.

Chairman Stone stated the \$30.00 proposed annual increase from \$60.00 to \$90.00 would generate a revenue of \$76,500.

Mr. Hubbuck advised that there were 6 letters of objections received via electronic mail (e-mail), which were provided to the Board.

PUBLIC COMMENT:

Chairman Stone opened the floor to public comment.

Linda Mathison, SW 89th Court, expressed concern that Pine Run Estates is not all residential, noting there is commercial properties as well. She questioned the taxation relating to the commercial properties. Chairman Stone advised that the question will be answered by staff.

Jake Weaver, SW 96th Avenue, commented on the roads being in excellent shape and expressed his opposition to an increase in the rates.

Joseph Chillari, SW 102nd Place, stated adjustments need to be made to reduce the maintenance, repairs and landscaping budget, noting a recent increase has brought monthly homeowner fees to \$107.95 as assessed by Pine Run Operations. He expressed opposition to the rate increase.

Ed Wiatr, Jr., SW 95th Court, opined that there is insufficient information available to Pine Run residents. He stated that the roads are not in a state of disrepair and are adequate as they stand now. Mr. Wiatr requested the Board withhold and deny any proposed increase in rates.

Sherry Branham, SW 88th Court, commented on the current condition of the roads in Pine Run Estates and expressed support to the proposed rate increase from \$60.00 to \$90.00 in order to build up fund reserves.

Salvador Gandia, SW 101st Lane, Chairman of MSTU for Pine Run Estates addressed the Board in support of the necessary increases. He stated Pine Run Estates does not have a Home Owners Association (HOA), but rather a Residents Association.

Nancy Remus, SW 91st Avenue expressed support of the proposed rate increase from \$60.00 to \$120.00 annually to maintain the fund for long range goals.

Andrew Imperato, SW 99th Avenue, stated the roads on SW 99th Avenue are deteriorating and commented on a sinkhole repair in the community. He expressed support for any proposed rate increase.

Chairman Stone advised that public comment is now closed.

BOARD DISCUSSION

Commissioner Bryant questioned what the additional expenditures will be for 2019. Mr. Hubbuck stated that part of the proposed expenditures will be to replace signage, new striping, as well as some unknown expenses (pipe repair). He advised that approximately \$10,000 per year is being spent on sign replacement.

In response to Chairman Stone, Mr. Hubbuck stated street signs, stop signs, sign posts are being replaced and updated, noting the cost is approximately \$300.00 to \$400.00 for each sign replacement.

Chairman Stone questioned the lifeline of a sign. Mr. Hubbuck stated the Advisory Board allocates a certain amount of funds until the completion of sign replacement, noting signs have been replaced over the past two years and replacements have not been completed. Commissioner Bryant questioned if a count has been done to know exactly how much was going to be expended to complete this project. Mr. Hubbuck advised there is approximately two years left to complete the signage. Commissioner Bryant questioned how many roads are in Pine Run Estates. Mr. Hubbuck advised there are approximately forty roads that intersect.

Commissioner Bryant commented on 2018 expenditures of \$43,900 and the proposed operations budget increase of \$16,000. Mr. Hubbuck advised that \$59,000 has been the budget for operations for the last two years, which includes landscaping and mowing.

County Administrator Mounir Bouyounes advised \$59,000 is the approved budget, \$43,900 is the actual expenditures.

In response to Commissioner Bryant, Mr. Hubbuck advised that money that is not spent gets rolled over and placed into the road improvement fund.

General discussion ensued.

Chairman Stone stated the issue is Pine Run Estates is consistently budgeting more than its revenue expenditure. Mr. Hubbuck concurred, noting there have been price increases continually over the past several years and the MSTU needs to budget for those increases.

General discussion resumed.

Commissioner Zalak addressed the importance of having funds set aside in the MSTU for unknown repairs (potholes, sinkholes, pipe repairs, etc.).

General discussion resumed.

In response to Commissioner Bryant, Mr. Hubbuck stated there is a Pine Run Estates Residents Association, noting there is a private owner who maintains and owns the clubhouses and the guard shack through an amenities fee.

April 4, 2019

Commissioner Zalak out at 3:45 p.m.

Mr. Gandia provided an overview of the Residence Association amenity fees and what is covered with those monthly fees (security, cable, trash and yard collection). He stated he is Chairman of the MSTU and has nothing to do with Pine Run operations.

Commissioner Zalak returned at 3:48 p.m.

Ms. Mathison clarified that there is not a HOA and there are no deed restrictions for Pine Run Estates. She advised there are amenities available for resident use if desired for a monthly fee.

Commissioner Gold opined that the Board did not have enough information to continue the public hearing.

Commissioner Bryant reiterated what is covered with the Resident Association fees.

General discussion resumed.

In response to Chairman Stone, Mr. Hubbuck stated the assessment was based on a per lot basis for residential and commercial properties. He advised that this year approximately \$19,000 has been spent from the budget, noting the Clerk's Office audits all reports (Finance, Audit, Budget Departments). Chairman Stone advised that all reports are available at any time to review.

Mr. Hubbuck addressed the \$120.00 maximum assessment, noting for public advertisement purposes (in consideration of a proposed rate increase) a cap of \$120.00 annually was utilized.

In response to Chairman Stone, Mr. Hubbuck advised that in 2013, direction and requests from the Advisory Board was made to perform landscaping in the development. Chairman Stone noted the Advisory Board carries a big voice on behalf of all the Pine Run residents. Mr. Hubbuck concurred and stated there are monthly meetings held at the clubhouse for all Pine Run residents.

Chairman Stone questioned what the costs would be to repave the area in red on the map. Mr. Hubbuck stated that the fees are approximately \$125,000 per mile, noting a quarter of a mile repaving would be approximately \$30,000. Mr. Hubbuck advised this section of road is the worst condition, but did not believe patches are necessary at this point in time.

Mr. Bouyounes addressed the Board stating the new proposed budget will show costs of road projects. Mr. Hubbuck stated that in the 2019/2020 budget road repairs are not included.

Commissioner Moore stated the Board should be proactive and not reactive and concurred with Commissioner Zalak's comments relating to the importance of having funds set aside in the MSTU for unknown repairs.

A motion was made by Commissioner Moore, seconded by Commissioner Zalak, for discussion, to increase the proposed assessment rate from \$60.00 to \$90.00 annually.

Commissioner Bryant addressed the importance of having reserves for unforeseen events that may occur requiring repair; however, she did not think any further increase would be the right thing to do, because you will never have enough money in reserves to repair roads without an assessment.

Commissioner Gold questioned whether it has been addressed with residents to reduce beautification services in Pine Run Estates. Mr. Hubbuck stated there have been discussions relating to beautification; however, the Advisory Board is comfortable with the current costs.

In response to Commissioner Bryant, Mr. Hubbuck advised a little over \$10,000 is being spent annually on landscaping including the entrance of the development, the median

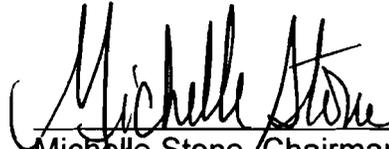
April 9, 2018

strips, replacing plants, mulching, and cleaning up the medians, noting there are mixed feelings with the median beautification. He stated that Florida-Friendly Landscaping™ is being utilized for landscaping.

The motion to increase the proposed assessment rate from \$60.00 to \$90.00 annually was unanimously approved by the Board (5-0).

CLOSING COMMENTS

There being no further business to come before the Board, the meeting thereupon adjourned at 4:01 p.m.



Michelle Stone, Chairman

Attest:



David R. Ellspermann, Clerk

April 4, 2019

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