

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

May 8, 2019

CALL TO ORDER:

The Marion County Board of County Commissioners met in a special session in Commission Chambers at 2:13 p.m. on Wednesday, May 8, 2019 at the Marion County Governmental Complex located in Ocala, Florida.

INTRODUCTION OF PUBLIC HEARING BY CHAIRMAN MICHELLE STONE

Chairman Stone advised that the public hearing was scheduled this afternoon to consider the Cedar Shores Industrial Park Road Improvement Area.

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 County Attorney Matthew G. Minter and County Administrator Mounir Bouyounes.

OPENING REMARKS

Deputy Clerk Lewter presented Proof of Publication of a display ad entitled, "Notice of Hearing to Impose and Provide for Collection of Special Assessments Cedar Shores Industrial Park Improvement Area" published in the Star Banner newspaper on April 17, 2019. The Notice states the Board will consider creating the Cedar Shores Industrial Park Improvement Area and imposition of special assessments for the construction of road improvements.

STAFF PRESENTATION – Shawn Hubbuck, MSTU/Assessment Director

Municipal Service Taxing Unit (MSTU) Director Shawn Hubbuck presented a 1 page Agenda, along with small binder entitled "Cedar Shores Industrial Park". He referred to the binder and read page 1, which detailed the project, into the record. Cedar Shores Industrial Park is a dedicated public road subdivision recorded in Plat Book U, Page 051 and is located in Commission District 1. The proposed assessment consists of approximately 0.23 miles in length and is a paved roadway serving both Industrial and Commercial properties and the Office of the County Engineer (OCE) will continue the maintenance after construction. The Scope of the project includes reclaiming the existing road and adding a 2" thick Type SP 12.5 asphaltic Concrete, which is applicable for heavy tractor-trailer truck traffic found in industrial parks. Additionally, staff will be cutting back the shoulders to assist with water getting off the roadway.

Petitions were sent out via certified mail by MSTU staff on July 20, 2018 with a final petition opening date on September 12, 2018. If the project is approved, Pave-Rite, Inc will commence work as soon as all necessary documents are provided to Procurement and a Notice to Proceed is issued.

The recommended action is to accept the proposed road improvement area and adopt the resolution authorizing a per parcel assessment against real property within the Cedar

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Shores Industrial Park Improvement Area, as well as certify the assessment roll to the Tax Collector. Out of a total of 17 property owners, 10 responded, with 5 in favor (50 percent (%)), 4 in opposition and 1 invalid responses. The original estimate by staff was between \$10,000.00 to \$12,000.00; however, the actual construction bid received calculates out to \$8,951.21 per lot for a total assessment cost of \$253,199.10.

Mr. Hubbuck addressed the photographs depicting the condition of the roads, as shown on the overhead screens.

In response to Commissioner Moore, Mr. Hubbuck advised that 1 petition was invalid due to the property owner signing the petition, but not selecting if they were in favor or not in favor of the project.

Chairman Stone opened the floor for public comment.

Aaron Johnson, Johnson Brothers Plumbing, expressed support for the road projects and questioned if there is a possibility extending sewer lines down the road prior to the project. Chairman Stone advised that public comment is closed.

BOARD DISCUSSION

- Consideration to Adopt a Resolution Authorizing Per Parcel Assessment for North Ocala Industrial Park Improvement Area and Certify the Assessment Roll to the Tax Collector

Mr. Hubbuck advised that as part of the departments coordination efforts staff makes contact with the utility companies in the area. Marion County Utilities has a facility running down Maricamp Road, which could be impacted if a future assessment is done; but currently there are no plans to install any facilities.

Chairman Stone advised that the facility on Maricamp Road is within 400 feet of the proposed road project.

Mr. Bouyounes stated the property owners would have to be willing to include the cost of extending the line into the assessment.

Mr. Johnson requested extending the line be considered prior to the road construction.

In response to Commissioner Zalak, Mr. Johnson advised that parking is limited and his business is unable to utilize some of the parking due to the septic tank and drain field.

In response to Commissioner Gold, Mr. Bouyounes advised that extending the line was not included in the original assessment or notice; therefore, the process would have to start over to determine if surrounding property owners are in favor.

General discussion ensued.

Assistant County Administrator (ACA) Angel Roussel stated there is a water and sewer line on Maricamp Road, noting it is a force main. He gave a brief overview of the different connection options.

Commissioner Gold questioned how long it would take to determine the cost and if it would interfere with the current proposed project. Mr. Roussel advised that staff would have to go through the bidding process, but preliminary numbers could be provided within a week.

In response to Chairman Stone, Mr. Minter advised that if the Board decides to move forward with including the utility charges in the assessment than the whole assessment process will have to start over.

General discussion resumed.

Chairman Stone questioned how long the current bid will be good for the project. Mr. Hubbuck advised that the bid was received a few months prior and is unsure if the contractor will hold that price for another six months.

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Commissioner Bryant suggested the topic be continued to allow staff to bring back preliminary figures.

Environmental Services Director Jody Kirkman advised that it will take staff approximately 4 months to present the Board with hard costs.

Commissioner Bryant suggested continuing this Public Hearing to Tuesday, June 4, 2019 to allow staff time to meet with property owners and contractors and bring back more information.

General discussion ensued.

Commissioner Moore out at 2:31 p.m.

In response to Commissioner Gold, Mr. Roussel advised that staff will analyze the cost for both water and sewer connections.

Commissioner Gold commented on the advantages of water and fire hydrants in the area.

Commissioner Moore returned at 2:32 p.m.


A motion was made by Commissioner Moore, seconded by Commissioner Gold, to continue this Public Hearing to Tuesday, June 4, 2019 at 10:00 a.m. The motion was unanimously approved by the Board (5-0)

In response to Mr. Hubbuck, Commissioner Zalak advised that staff will not have to advertise the continued public hearing, but will have to notice property owners.

CLOSING COMMENTS

Chairman Stone advised that there is nothing further to address.

There being no further business to come before the Board, the meeting thereupon adjourned at 2:32 p.m.



Michelle Stone, Chairman

Attest:



David R. Ellspermann, Clerk

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