CALL TO ORDER:
The Marion County Board of County Commissioners met in a special session in Commission Chambers at 2:44 p.m. on Wednesday, April 27, 2016, at the Marion County Governmental Complex located in Ocala, Florida.

INTRODUCTION BY CHAIRMAN KATHY BRYANT
Chairman Bryant advised that today's public hearing is scheduled to consider the Deer Path Estates Phases I & II Municipal Service Benefit Units (MSBU) Road Maintenance, Mowing and Street Lighting.

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 Kathy Bryant, District 2; Commissioner David Moore, District 1; Commissioner Stan McClain, District 3; and Commissioner Earl Arnett, District 5. Vice-Chairman Carl Zalak, District 4, was absent due to a prior commitment. Also present were County Attorney Matthew G. Minter and County Administrator Mounir Bouyounes.

PROOF OF PUBLICATION

DEER PATH ESTATES PHASE I & II MSBU
- Presentation Overview by Staff
Acting MSTU Director Shawn Hubbuck presented a 1 page Agenda; a 1 page map of the Deer Path Estates subdivision; and a 9 page handout relating to the proposed MSBU for road maintenance, mowing and street lighting.
Mr. Hubbuck advised that in May, 2014 a meeting was held with Murphy Homes of Deer Path Estates Phase 1 and Phase 2 Homeowners Association (HOA) to discuss a proposed MSBU. In June 2014 petitions were mailed to 54 property owners, noting 37 responded timely; with 32 voting in favor (86.5%), 4 opposing and 1 invalid.
The Board of County Commissioners (BCC) accepted petitions from the property owners on November 18, 2014 and adopted Ordinance 15-15 on September 3, 2015, establishing the Deer Path Estates Phase 1 and Phase 2 MSBU for road maintenance, mowing and street lighting.
The next step is to adopt a Resolution to establish a special assessment rate. Mr. Hubbuck advised that the proposed assessment will initially address mowing and street lighting. The estimated annual assessment per parcel/platted lot is $200 for a total of $21,090 in special assessments to be collected annually, beginning in November of 2016.

- Public Comment
Chairman Bryant opened the floor to public comment.
Rosalie Markins, SE 8th Lane, advised that she is in favor of the MSBU and questioned whether it will include repaving the roads when necessary or if that will require a different/separate assessment. Chairman Bryant stated it would be a separate assessment, noting the proposed assessment will only cover mowing and street lighting. Mr. Hubbuck stated the roads are less than 10 years old and are currently in good condition. He clarified that road maintenance will be included in the future, noting there would have to be an amendment to start collecting extra monies for future paving projects. Ms. Markins advised that residents were told the $200 assessment will cover an escrow account for road maintenance.

Mr. Hubbuck stated a portion of the assessment will pay the electric costs for existing street lighting, as well as activating those street lights that are not currently being utilized. He noted there will not be enough left over funds accrued annually to do a complete overlay of the roads.

County Administrator Mounir Bouyounes clarified that the MSBU will be collected and utilized for mowing and street lighting and any monies saved from that collection will be used in that subdivision. He advised that if the roads begin to deteriorate in the future then it will be up to residents to decide whether to increase the annual assessment to collect enough monies to pay for a road overlay.

Chairman Bryant advised that public comment is now closed.

- Consider Adoption of Resolution Establishing a Special Assessment Rate for an Estimated Per Parcel Assessment Revenue Associated with Deer Path Estates Phase I & II for Road Maintenance, Mowing and Street Lighting and Certify the Assessment Roll to the Tax Collector

A motion was made by Commissioner Moore, seconded by Commissioner Arnett, to adopt Resolution 16-R-148 approving the Deer Path Estates Phases 1 and 2 MSBU for road improvements, mowing and street lighting. The motion was unanimously approved by the Board (4-0). Resolution 16-R-148 was entitled:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS GOVERNING BODY OF THE DEER PATH ESTATES PHASES 1 AND 2 MUNICIPAL SERVICE BENEFIT UNIT FOR ROAD MAINTENANCE, MOWING AND STREET LIGHTING; ESTABLISHING A SPECIAL ASSESSMENT RATE; ADOPTING AN ESTIMATED PER PARCEL ASSESSMENT REVENUE; PROVIDING A CERTIFICATE TO THE SPECIAL ASSESSMENT ROLL FOR THE DEER PATH ESTATES PHASE 1 AND PHASE 2 ROAD MAINTENANCE MSBU.

BOARD DISCUSSION
None.

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CLOSING COMMENTS
There being no further business to come before the Board, the meeting thereupon adjourned at 2:50 p.m.

Kathy Bryant, Chairman

Attest:

David R. Ellspermann, Clerk