

MSBU Advisory Committee Meeting Minutes 08.07.2024

MEMBER 1	MEMBER 2	MEMBER 3	MEMBER 4	MEMBER 5
			Co-Chair	Chair
Gary Hartman	Lelon Carroll	Brian Goddin	Bettylee Weekley	Scott Parrish

Prior to the opening of the meeting the MSBU Coordinator took time to address some erroneous comments and accusations that were made on the Nextdoor App. The coordinator did not mention names but did address the misinformation being spread. Nextdoor is not the place to conduct business. All it does is get misinformed people to make crude comments.

• **COMMITTEE ROLL CALL**

- Call to Order @ 6:03pm
- All members present
- Pledge of Allegiance

• **ADOPT PREVIOUS MINUTES**

- Minutes of 8 May 2024 – Motion to adopt minutes as written made by Gary Hartman, second by Bettylee Weekley. Motion passed unanimously.

• **ADOPT AGENDA:**

- Steven Healis mentioned that under the MSBU Coordinator updates, Wilder Park was mentioned twice. He asked that the second be lined through.
- Gary Hartman made a motion to accept the agenda with correction, second by Bettylee Weekley. Motion passed unanimously.

• **NON-AGENDA AUDIENCE**

- Jim Gesslein, 1983 Baldwin St, signed up to discuss several issues. The chairman inquired if any of the issues he wanted to discuss were on the agenda and if he would like to address those when the item was discussed. He agreed and mentioned he would also like to address some items that were mentioned by the coordinator prior to the meeting.

• **AGENDA ITEMS**

- **Road Paving Plan and Resurfacing Discussion:** The chairman asked the coordinator to make comments on the road plan. The coordinator briefed that it had been his desire to brief the commissioners at the workshop scheduled for 8.8.2024 however he was asked not to brief until more information could be compiled. The coordinator said there were things in the works out of his control between a BOCC

member and DR Horton. These things are in their infancy stages and have not yet come before the entire BOCC. The coordinator asked that this be tabled since there was no decision that could be made. The coordinator briefed that he and the County Administrator had ridden all the roads identified in the spreadsheet handed out to each MSBU Committee member. It was validated that each of these roads are in dire need of repair. The MSBU Chairman asked if it was a specific commissioner, and the coordinator refused to reply saying it is best to let this play out. This led to a lot of lively discussion on how roads are identified and whether the MSBU had any input on advising the county what roads the MSBU Committee would like completed. A question was raised about the BOCC making their own decision and not taking the MSBU Committee advisement, why have the MSBU Committee or better yet the MSBU period. After much discussion it was stated that the BOCC in the past has been in complete support of the MSBU Committee and the advice provided. A motion was made by Bettylee Weekley to table the road paving. Gary Hartman asked that the motion also include the desire to have a selected committee member present at future meetings concerning roads, second by Brian Goddin. Motion passed unanimously.

- **Tree Trimming Discussion:** The MSBU Chairman presented a list of roads that need cutting of brush back from roadways. The MSBU Coordinator mentioned that he and the County Administrator had driven some roads identified on the list. When the coordinator said the MSBU Committee established a line item for tree trimming, the administrator questioned why we should expend MSBU funds when the county has a machine where this issue can be addressed. The County Administrator said he would pass the information on Paris Lane and Westbrook Dr to Public Works while the machine is in Sunny Hills. Scott Parrish mentioned that he had spoken with the Project Manager of the electric company work being done in Sunny Hills about the trash and debris. He also mentioned that the county machine cutting the roadways is leaving a lot of debris. Bettylee Weekley mentioned that there is a dead pine tree on Sunny Hills Blvd up towards the main entrance that should be addressed as a safety issue. A motion was made by Gary Hartman to table the use of MSBU funds for tree trimming at this time. Second, by Lelon Carroll. Motion passed unanimously.

- **MSBU COORDINATOR UPDATES**

- **Wilder Park Update:** The coordinator briefed that he had contacted a Playmore representative to inform them that there was no forklift available to unload at Wilder Park. The coordinator was told that the installer would meet the delivery on Monday 8.11.2024. The coordinator stated he would ask for the County Website to reflect that Wilder Park Playground is closed for repair. The closure message will also be added to the electronic sign. It is hopeful that by the end of next week we'll have an updated, safe playground.
- **FY2025 Budget Forecast Update:** The coordinator briefed of the need to adjust the budget because Resolution 2024-12 states the base rate is \$38.78 and not \$38.79 originally used in calculations. This resulted in an adjustment of \$88.03.
- **Addendum to Mowing Contract Award:** The coordinator briefed of the need to file an addendum for the mowing contract and planned to do so at the BOCC workshop 8.8.24. The reason is that the area

at the beginning of Sunny Hills Blvd is now the responsibility of Deltona Corp and will be dropped, addition of Country Club Blvd which was inadvertently left off the list of required roads, and the addition of Wilder Park and the Helipad. There was much lively discussion as to how the dollar amount was identified and whether Country Club should go out for bids or not. MSBU Committee members asked for information on the mowing contract and selection process. The coordinator stated they were all part of the process from a workshop held in October 2023 till the award in April 2024 and had never asked for the information until tonight. All information is filed with the Clerk of Courts. A motion to approve the addendum was made by Brian Goddin and seconded by Bettylee Weekley. Motion passed 4/1 with Gary Hartman dissenting.

➤ **Next Meeting (tentative 11 Sept 2024):** Motion made by Lelon Carroll to set the next meeting for 11 Sept 2024, second by Gary Hartman. Motion passed unanimously.

• **COUNTY ADMINISTRATOR**

➤ Administrator Not Available

• **PUBLIC COMMENTS/DISCUSSIONS**

- Brian Goddin asked about the tennis court at Wilder Park and if anything was in the works for improvement. The coordinator said we are addressing one issue at a time at Wilder Park and patience is needed.
- Jim Gesslein asked about the mowing at Wilder Park and why the county is not doing it. He also asked what the county was doing for bathrooms and such. After some discussion, the coordinator mentioned that mowing of the park was added to help maintain beauty, since the MSBU and the county are investing in the playground. The coordinator also added that Mr. George Swauger from Parks & Recreation is developing plans to improve Wilder Park and has been doing a great job countywide.
- Jim Gesslein asked why commercial lots are only charged \$9.70 for the assessment and that this needs to be fixed. It was explained that when the ordinance was finalized neither Gary Hartman, MSBU chairman at the time, nor the MSBU Coordinator were invited to the meeting. There was only a short time period to get a great number of envelopes mailed out to put a 5% increase into effect. There was no time to reroute the ordinance for corrections. There was much discussion concerning this matter. Reference minutes from previous meetings below:

From minutes of MSBU meeting 1.12.2021

(added) Commercial Property Assessment – Gary Hartman: Gary raised this issue to inform the committee members that there seems to be a disparity in the way that commercial properties are assessed. This was brought to light by an individual who questioned the assessed amount for a tract of land vs another large tract of land. It was mentioned that there is no one currently involved in the MSBU that knows how this came about but it is the determination of the current committee members to address this and arrive at a reasonable and responsible conclusion that is equitable for all commercial property owners. There was much discussion on the possibility of having to rewrite the MSBU ordinance

to fully address the assessment and how it is applied to commercial properties. It is the desire of the committee to be fair, equitable, and consistent.

Assessment Increase: Tabled until more information becomes available. The planned meeting in Fort Walton was canceled due to Covid. The County Administrator is working with counsel to determine a path forward. In the end the ability to raise the assessment or not will be determined on a legal footing.

From minutes of MSBU meeting 7.7.2021

Revisit assessing commercial property: A new ordinance will be addressed at the public hearing portion of the BOCC meeting scheduled for 15 July 2021, there is no need to discuss this further at this time. No committee action required.

From minutes of MSBU meeting 10.06.2021

New Ordinance 2021-16 - MSBU Coordinator: The Coordinator briefed the Committee on the enactment of the New Ordinance. It was explained that neither the Coordinator or the Chairman were involved in the final ordinance that was published. This may have been because of the timeframe the county was under. Any changes to the new ordinance will have to be addressed with the County Administrator and Legal Council. Committee members were provided a copy of the Ordinance, the New Rate Resolution, and New Public Participation Policy. There was much discussion between the Committee, Coordinator, and Audience. There was no need for a vote as this was for information only.

Assessment Increase Mailout and Certification: The coordinator explained the major process taken to get the mailings completed and the cost of just over \$12k spent to get this accomplished. Information only.

- DR Horton representative at the meeting talked about growth and asked how we raise funds to provide infrastructure for the growth. It was explained that the funds collected from the MSBU assessment are not affected by the number of houses being built. The MSBU collects the same assessment whether the lot is vacant or built upon. It was suggested that he address his comments to the BOCC.
- Bettylee Weekley raised a concern about the number of cars being parked on the side of the road on Sunny Hills Blvd. She asked the builder present if there was a way to increase lot sizes or driveways. The builder representative present responded that lot sizes are determined by the plat plan and that the driveways are in compliance according to the county. The main concerns are the safety of folks pulling in and out of driveways with people speeding down Sunny Hills Blvd and vehicles parked on the side of the road do not present a good look.

- **ADJOURN**

- Next meeting set for 11 Sept 2024
- Motion to adjourn made by Gary Hartman, second by Lelon Carroll. Motion carried. The meeting adjourned at 8:01pm.