

ADOPTED

MARION OAKS MSTU ADVISORY BOARD FOR RECREATION SERVICES AND FACILITIES

Tuesday, April 12, 2022

ROLL CALL:

Board Members

Kathleen Martin - Chairperson

Alice Mitchell

Carole LaMotte

Bobby Whipple

Joanne Coast

Marion County Marion Oaks MSTU Representatives

MSTU/Assessments Director, Alan Jones

Marion Oaks Community Center Manager: David Pierce

Marion Oaks Recreation Specialist: Kari Coates

Staff Assistant III: Marlene Maldonado

General Public: See Sign In-Sheet

Chairperson Kathleen Martin called the meeting to order at 9:36 AM.

Chairperson Kathleen Martin requested everyone rise for the Pledge of Allegiance.

VOTE ON ACCEPTANCE OF MINUTES:

Chairperson Kathleen Martin presented the January 11, 2022 draft of minutes for adoption. A motion was made by Carole LaMotte and seconded by Joanne Coast to accept the minutes with suggested changes. Approved by all.

RECREATION SPECIALIST REPORT – Kari Coates

- **Van Trips**

The following trips were offered during the last three months: Veterans Park, Capitol Garden, behind the scenes tour of Ocala Airport, World Equestrian Center (3 separate trips), the Land Bridge, tour of Crystal River, City of Ocala Recharge Park, Harn Museum, tour of Winter Park, and the 49th Ave. Walking Trail.

- **Spring Break Camp 2022**

The camp was sold out and was extremely successful. During the five day camp they youth were taken to Fun Spot, the movies twice, Dave & Busters, bowling, painting, behind the scenes tour of Marion Oaks Dominos, and lunch was provided as part of the fee for the week. Free activities also included a scavenger hunt, video games, table top tournaments and movies along with other activities.

- **Six-week Savvy Caregiver Class on Dementia**

This class was opened to the public and 15 people attended.

- **Justice's League Liquidators**

An estate sale was conducted which was open to the public and was very successful. This sale will take place on the second Thursday of each month and a portion of their proceeds will be donated to the Marion Oaks Recreation Department to go towards programs offered by us.

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RECREATION SPECIALIST REPORT – cont'd

- **Valentine's Day Luncheon**
We had a full house for this event and received positive feedback. Our next luncheon will take place Thursday, which is our Easter Luncheon.
- **Quit Tobacco Classes**
Quit Tobacco Classes have continued for February, March and April and will continue for future upcoming months.
- **Ninth Annual Eggstraordinary Spring Celebration**
On April 2nd we had our ninth annual Easter event, and estimated 800 people attended. We had two elementary schools perform and the music was provided by our staff, DJ Victor. We also had the Easter Bunny and Winnie the Pooh, and the public was offered photo opportunities with them. There were 50 plus vendors who participated at this event. We also had a scavenger hunt and bounce houses. This was a successful event for us.
- **Second Annual Painted Egg Walk**
We sold a number of wooden eggs and the youth from our Spring Break Camp also painted some eggs, and these were displayed along with the other eggs. These eggs will be displayed until April 18th.
- **Music and Wheels**
Continues to take place the first Friday of each month. It was slow starting but has now picked up. We had a food truck this past month, and DJ Victor provided the music for the event.
- **Silver Sneakers**
The Silver Sneakers contract is now being reviewed by MSTU Administration. This program is offered by several Medicare insurance companies. They pick up the cost of a fitness center membership as a benefit to their members, and we have applied to be a site for this program.

Upcoming:

- **Van Trips:** Orange Blossom, Blueberry Picking, Pontoon Boat Ride, Riley Center, The Yearling Restaurant, A Farm House Tour, and more will be added
- **Master Gardener four-day Class**
- **Mother's Day Brunch**
- **Ice Cream Socials**
- **Schools Out Bash:** May 26th to include a bounce house, water games and our snow cone machine – free event
- **Florida Department of Health Mobile Bus:** Will be here twice a month starting in June
- **Summer Break:** May 27th to August 10th. We will be offering water days, weekly van trips to the movies and daily activities. The Youth Room will be open from 8am to 8pm.
- **Rock Band Camp:** Will be offered by Guitar Instructor John Hatcher for \$40. Campers will learn how to play and write their own music, and their song will be recorded.
- **Splash Pad will be open seven days a week**
- **Bike Safety Program:** Will be offered, with free helmets for the youth
- **Billiards Tournaments:** Will be taking place again on the 2nd and 4th Wed of the month both for 8 and 9 ball

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COMMUNITY CENTER MANAGER REPORT – David Pierce

STAFFING UPDATES: Our full-time Recreation Leader, Gerard Brinson has transferred to a higher paying position at our Marion County Utilities Department, effective May 1st. Gerard was previously employed with the City of Leesburg in a similar capacity. Gerard loved working for us and was a great employee. We wish him the best. Also, our full-time Recreation Leader Jose Marrero resigned effective April 8th. He was a phenomenal worker and we wish him the best. That position has already been posted and hopefully we will be interviewing for the position shortly.

COMMUNITY CENTER RENTALS: Building rentals have been very strong. October 1st to date we have taken in \$27,751 in rentals between buildings A & B. The rentals continue to be strong and I feel we offer a great value.

SPLASH PAD: The splash pad opened on Monday, April 4th and we have had a good turnout for it. Our hours of operation will be 10am to 6pm daily, weather permitting.

MAINTENANCE: It is mowing season and staff has resumed their weekly mowing, weeding, and edging. Next week we are scheduled to stain the sidewalks between Buildings A & B, which we do every year. The following week we are bringing in 60 yards of mulch which will be placed around Buildings A & B, the Annex Building, and different areas throughout the grounds.

Board member Bobby Whipple asked if mulch could be placed in front of the playground where there is a bare area. David Pierce alerted Mr. Whipple to the fact that whenever it rains that area tends to get washed out, but he did agree that extra mulch should be placed there, and will be sure to do so.

The splash pad needed a butterfly control valve replaced, and the cost of that was \$2,460 and we are up and running again. Our annual fire extinguisher inspection was completed by American Fire & Safety on March 3rd at a cost of \$806. The termite renewal on the Annex Building was \$775.00 and the termite service was provided on December 17th. The annual termite inspection was conducted on February 17th at a cost of \$640. Prior to the splash pad opening we had the staff resurface the entire area with epoxy. This is done once a year at a cost of \$748.

Midstate Electric has been out here twice since we last met. On January 16th six more outdoor light poles were replaced with LED lighting, and on January 11th the lights between buildings A and B were replaced at a cost of \$1,385. The only lighting needing to be changed over are the court areas. Other than this, all other lighting has been replaced.

INCIDENTS: We have had an issue with graffiti being spray-painted. Staff is looking at the monitors and if we do identify anyone, they will be trespassed for six months and the parents will have to make restitution for the work that had to go towards the clean-up.

Development in Marion Oaks

Development in Marion Oaks has “exploded”. At Silver Spring Shores it is the same situation. The Shores has been contacted by some surrounding subdivisions about entering into the boundaries for the

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COMMUNITY CENTER MANAGER REPORT – cont'd

MSTU. They would be able to pay the assessment and have the benefits that come along with that. Although we have not yet been approached about this, it is anticipated that we will be. The more we expand our MSTU, the more revenue, and the more projects that can be completed.

When developers create a new subdivision they are required to provide some type of recreation in the development. What is likely to happen is any development in or around Marion Oaks may want to utilize this community center as the recreation they are required to provide. There would be a negotiation period where the County would ask what the developer is willing to provide to the Community Center in order to bring that community in. Whatever the case may be, it would be negotiated by The County. The County would bring any requests from future developments wanting to join Marion Oaks to the advisory board to hear The Boards opinion on this. Board member Bobby Whipple asked if the membership would be negotiable, and Alan Jones, MSTU Director responded by saying it would be the same as any resident membership.

A public hearing would be held to change the boundaries of the MSTU and they would then be annexed in and the MSTU assessment included in their tax bills like everyone else. For example, if there are 500 homes that would be an additional 500 assessments going towards the Community Center. Alan Jones stated that it would be to another subdivision's benefit to annex into our MSTU, as the requirement of having to build some type of club house would be met. Instead of them paying over \$100,000 to construct a new building, they could negotiate to provide us, for example an indoor basketball gym and they would not have to maintain it as it would be a part of our recreation facilities. David Pierce also pointed out that anything we have in our five year plan may be able to be accomplished sooner.

Kathy Martin asked if there were homes here now in Marion Oaks that are not a part of the MSTU, and David Pierce informed her that in fact there are some subdivisions within Marion Oaks that are not part of our MSTU. Timber Walk, which is not in Marion Oaks, but is part of our MSTU for street lights, Alan Jones pointed out – is a perfect example of how a subdivision can be annexed into our MSTU. As we are not to capacity, it would be a smart move to allow other subdivisions into our MSTU.

Discussion ensued about looking into the possibility of annexing other communities since it would be beneficial for us here in Marion Oaks. Alan brought up the fact that the community would have to physically be located adjacent to Marion Oaks, for example The Highlands, etc., not to say that they have approached us. The Chairperson Kathy Martin asked if a motion was needed from the Board to approve that we consider any subdivisions asking to be annexed into our MSTU. Alan stated that it is not required, but since the Board only meets every three months, if a developer came to the County now the County would have to come to the Board and ask if they were ok with it before the County proceeded with anything. With a motion, it would at least allow the County to start the process.

Board member Bobby Whipple stated that he's ready to vote, and board member Joanne Coast stated that we should make a motion as a Board saying something to the effect that it's ok to have some discussion to be able to bring back to the board.

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COMMUNITY CENTER MANAGER REPORT – cont'd

A motion was made by Joanne Coast to allow Alan Jones, MSTU Director to have general discussion with new developments interested in being annexed into the boundaries of our MSTU, as long as before final approval is given that we are provided the opportunity for input and discussion with the developer. The motion was seconded by Bobby Whipple and approved by all.

Board member Alice Mitchell reminded the Board that we had agreed in previous meetings that if anything were to come up before a scheduled meeting that an extraordinary meeting could be called. If necessary, Alan stated he could contact each board member to advise them of who the developer is and arrange to meet before the next board meeting if they had any concerns. Other than that, the process would continue, but before the final say he would bring it in front of the board at the next advisory board meeting. Joanne Coast asked Alan if we have the capability of having a zoom meeting. Alan said he would find out. He is not sure how a zoom meeting would affect sunshine laws.

Henry Munoz – resident, asked if another subdivision were to be annexed into our MSTU would those residents also be subject to the MSTU tax. Alan Jones confirmed that yes, they would be subject to those taxes. Board member Alice Mitchell stated that it is the County's decision whether or not to allow annexation, to which Alan Jones responded that while the Board of County Commissioners does make the final decision, they would take into consideration Alan's and The Marion Oaks MSTU Board's recommendations. Discussion ensued.

OLD BUSINESS: No old business

NEW BUSINESS: Marion County Hospital District (MCHD) looking to lease room space to make available services and benefits for Marion Oaks/Marion County residents.

Alan Jones and David Pierce have had three meetings with a group representing the Marion County Hospital District. Their interest is in the possibility of renting space from us so that they can expand their boundaries to provide services to the Marion Oaks residents and the surrounding areas. What they are looking to do is have a presence here in order to directly offer our residents services such as, dieting classes, yoga, Zumba, DCF services, services for single parents, etc. Everything that they do is designed not just to give people money or a hand out, but to get families back on their feet. They offer financial services, they offer sporting programs, they offer all kinds of healthy living programs. They may even get involved in our annual health fair and sponsor it with us to give us resources.

David Pierce believes it would be very beneficial for the residents, as we are not able to provide these type services. They loved our facilities, and are looking into leasing the discovery room. We have come up with a fair price of \$4,800 a year for the space. Any expenses that they would incur would be on them. If they wanted to add things to that room they would have to come to us and The Board first. They could help us with grants that are available through them, and they also mentioned a grant that could help us purchase some exercise equipment throughout the grounds. They've looked at three other community centers, and this is the only one they are interested in.

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NEW BUSINESS – cont'd

Board member Bobby Whipple asked if The Hospital Board could go before our board to discuss their interest. David Pierce assured him that that could be arranged and that he was expecting them to be at today's board meeting. They are looking for our answer so they can go before their board. They seem to be very sincere about utilizing our facility.

Alan Jones stated that it is their mission is to provide these social services to outlying areas for folks that do not have immediate availability. They want to bring dental services out here and they want to bring more job fairs out here. They want people working. For example, if you are a single mother with four kids they want to be able to offer a GED, set up the mother on-line, they come into the office, they'll tutor her, they'll get her through the GED, and then will help her find a job. Also, they will teach her how to cook healthy with the kitchen available to them, they will hold a cooking class, and they will show her how to cook things in a healthy way. If she wants, they can enroll her in a community garden program, which will teach her how to grow vegetables. They'll learn how to grow vegetables, how to cook it, get help with their GED, get help finding a job, provide transportation to their interviews, etc., and then they'll go from there.

Alan thinks it's a wonderful thing for the community, and what a great thing that this is going to be the community center that leads the County. As Dave mentioned, Munroe is a public hospital, and when the County decided that they were no longer going to be in the hospital business, it was sold to Advent. Advent paid a 40 year lease up front and The Board of County Commissioners created a trustee board to manage those funds and instead of going out and spending it immediately, they invested it very wisely – and they need to spend X-amount of those funds per year and they're interested in doing it here in Marion Oaks. David Pierce stated that the one thing we find on a regular basis is that there are so many services out there that people don't know about. This will take care of a lot of that because now the resources will come to you.

Joanne Coast asked if they were looking primarily in areas that have existing community centers or were they looking for store fronts. Alan stated that they had two options in their mind, finding existing "hubs" in these neighborhoods, or creating one. Obviously, it would have the most impact if they went into an already established hub. Discussion ensued.

Kathy Martin asked if a motion had to be made today. Alan Jones stated that we are asking today if the Board is good with leasing the Discovery Room to them for \$4,800 a year. If so, a contract will be drawn up, it will go through the Legal Department.

Board member Bobby Whipple stated that he had hoped that the MCHD would be able to come in and express to the Board what Dave and Alan are stating today. David Pierce stated that they wanted the Advisory Board to review the proposal before coming to an advisory board meeting. Joanne Coast asked what the going rate is for square footage in any of the plaza's here in Marion Oaks. Alan replied that it is much more than \$12 a Sq. ft. She asked if there was anything else that was tried to utilize the space in the discovery room, and David Pierce stated that they have tried several different things, but since it is an odd-sized space, it is really hard to modify it into anything. We've tried a toddler room, table tennis, etc. This room is challenging. Bobby Whipple stated that \$4,800 a year was not a bad rate for that small room, to which David Pierce reported that in retrospect the Sheriff's Office for five times the space pays \$3,500 a year.

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NEW BUSINESS – cont'd

Alan Jones stated that they are going to pay at a higher rate than the library and the Sheriff's office, but wants the Board to realize that we are not trying to make it a business arrangement where we make money off of this as they are coming in to provide a service. We are basically asking to be compensated for giving up a space. It is smart for us because it's guaranteed income for three years in a space that we are not fully utilizing.

Alice Mitchell asked what the time-line was for this, to which Alan replied that they are wanting to go as soon as an agreement is written and approved. We are probably looking at August, once it comes before the Board of County Commissioners. It's ultimately up to the advisory board to recommend how we want to move forward. Joanne Coast voiced her concern about the MCHD duplicating programs that we already offer. David Pierce assured her that there would be no competing for programs. They are here only to enhance programming if needed. Discussion ensued.

Alan Jones stated that if everyone agrees we can still move forward by making a motion to start the process of drafting the agreement, and in the meantime a meeting can still be scheduled for them to come out here and address the Board.

A motion was made by Kathy Martin that the offer to lease space be accepted. The motion was seconded by Bobby Whipple. Approved by all.

Joanne Coast asked Alan Jones to explain the MSTU Funds and specifically how excess funds are used and taxes assessed. Discussion ensued.

GENERAL PUBLIC COMMENTS

NEXT ADVISORY BOARD MEETING

Our next meeting will be July 19, 2022 at 9:30 a.m.

Chairperson Kathleen Martin asked the Board for a motion to adjourn, motion was made by Joanne Coast and seconded by Bobby Whipple. Approved by all.

Meeting was adjourned at 10:46 a.m.

Minutes Submitted by Marlene Maldonado

Kathleen Martin
Chairperson, Kathleen Martin

10-11-22
Date