

The Board of Sumter County Commissioners (BOCC/Board) convened in a regular session on June 28, 2022, at the Everglades Regional Recreation Center in The Villages, Florida, with the following members present to wit: Roberta Ulrich, District No. 1, Vice Chairman; Doug Gilpin, District No. 2; Craig Estep, Chairman, District No. 3; Garry Breeden, 2nd Vice Chairman, District No. 4; and Donald Wiley, District No. 5. The following individuals were also present and acting in their respective official capacities: Bradley Arnold, County Administrator; Jennifer Rey of The Hogan Law Firm, Attorneys for the Board; William Kleinsorge, Finance Director; and Caroline Alrestimawi, Deputy Clerk. Commissioner Estep called the meeting to order at 5:00 p.m. with the invocation given by Commissioner Wiley followed by the flag salute led by Commissioner Ulrich. The complete audio recording of this meeting is available on the Clerk's Website - www.sumterclerk.com.

Clerk's Note: Oren Miller, District No. 5., remains suspended from serving in his official capacity per State of Florida Office of the Governor Executive Order 22-01 effective January 6, 2022 (see attached).

State of FL Executive Order 22-01

1. TIMED ITEMS & PUBLIC HEARINGS

- a. 5:00 PM - Public Hearing Planning and Zoning Special Master Recommendations
*Quasi Judicial
1. *CP2022-0006 8G Farms LLC Conduct the Second and Final Required Public Hearing to adopt an amendment to the Future Land Use Map of the Sumter County Unified Comprehensive Plan by Reassigning 333 acres +/- from Agricultural to Industrial Use - SR 44/Wildwood Area (Staff Recommends Continuance).

The applicant is requesting to amend the Future Land Use assignment on 333 acres MOL from Agricultural to Industrial. The property is located in the Urban Development Area, adjacent to a Primary Economic Activity Center. There are other commercial and industrial properties in the area. This land use amendment will help address a shortage of properties available for industrial development in the SR 44 corridor. The requested amendment has been reviewed by the Florida Department of Economic Opportunity and other reviewing agencies. Comments were received from the Florida Division of Historical Resources, Florida Department of Agriculture and Customer Services, Florida Department of Economic Opportunity, Florida Fish and Wildlife Conservation Commission, South West Florida Water Management District, and the Florida Department of Environmental Protection. None provided concerns of adverse impacts to critical state resources. The Florida Department of Transportation (FDOT) provided comments after the 30-day comment window closed. They have strong concerns

about the volume of trucks that could be generated by an industrial development of this size. The Planning and Zoning Special Master held a public hearing on April 18, 2022, and recommended approval. The Special Master's recommendation was made prior to the FDOT review and comments. The applicant is requesting a continuance to allow time to address FDOT concerns. Staff concurs and recommends continuance.

Based on the applicant's request and staff's recommendation for a continuance, this hearing was not held, as the motion below reflects that a continuance was approved.

6-28-22-1-a-1

2. *R2022-0009 – 8G Farms LLC Rezone 358 acres MOL from Agricultural (A10C) to Industrial (ID) concurrent with CP2022-0006 SR 44 Wildwood Area (Staff Recommends Continuance).

The applicant is requesting to rezone 358 acres MOL from Agricultural (A10C) to Industrial (ID). This application site includes a 333-acre portion under application for Industrial Future Land Use (CP2022-0006) and a 25-acre portion currently designated Industrial on the County's Future Land Use Map. This rezoning will help address a shortage of properties available for industrial development. This rezoning request is concurrent with Future Land Use Amendment CP2022-0006. The Planning and Zoning Special Master held a public hearing on April 18, 2022, and recommended approval contingent upon the BOCC's final approval of CP2022-0006. The applicant has requested a continuance of CP2022-0006. Staff recommends R2022-0009 be continued until the adoption hearing for CP2022-0006.

Based on the applicant's request and staff's recommendation for a continuance, this hearing was not held, as the motion below reflects that a continuance was approved.

6-28-22-1-a-2

Commissioner Wiley moved, with a second by Commissioner Ulrich, to Approve continuing items 1 and 2 under the Timed Items and Public Hearings. The motion carried unanimously 5 – 0.

3. *R2022-0024 – Josh Yoder for Georgini Rezone 16 acres MOL, 3 parcels from A10C (Agriculture-10 acre lots) to RR5 (Rural Residential – 5 acre lots) CR 210/Oxford Area (Planning and Zoning Special Master Recommends Approval).

Commissioner Estep polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Ulrich - none; Commissioner Gilpin - none; Commissioner Estep - none; Commissioner Breeden - none; and Commissioner Wiley - none.

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff Report is entered into the record. The applicant is requesting to rezone 3 parcels totaling 16 acres MOL. If approved, the landowner will be able to sell the properties, which will allow the new owners to construct single-family residences or install a Class A mobile home. The new zoning designations are compatible in the Future Land Use designation of Agriculture in the Urban Development Area. The Planning and Zoning Special Master held a public hearing on June 6, 2022, and recommended approval.

APPLICANT - The applicant was present but chose not to speak.

PUBLIC - There was no input from the public.

6-28-22-1-a-3

Commissioner Breeden moved, with a second by Commissioner Wiley, to approve R2022-0024, application by Josh Yoder for Georgini, to rezone 16 acres MOL, 3 parcels from A10C (Agriculture-10 acre lots) to RR5 (Rural Residential – 5 acre lots) and adopt the related resolution (2022-34). The Staff Report is entered into the record and the motion is based on competent, substantial, fact based testimony and evidence. The motion carried 5 - 0.

4. *R2022-0026 – Henry and Holly Ballester Rezone parent parcel (46 acres MOL) from A10C (Agriculture – 10 acre lots) and RR5 (Rural Residential – 5 acre lots) to A10C (Agriculture – 10 acre lots) Bushnell Area (Planning and Zoning Special Master Recommends Approval).

Commissioner Estep polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Ulrich - none; Commissioner Gilpin - none; Commissioner Estep - none; Commissioner Breeden - none; and Commissioner Wiley - none.

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff Report is entered into the record. The applicants are requesting to rezone the parent parcel of 46 acres MOL. If approved, the landowner will be able to subdivide a 10-acre parcel and the rezoning to A10C will assign a zoning designation that is compatible the Future Land Use designation of Agriculture. The Planning and Zoning Special Master held a public hearing on June 6, 2022, and recommended approval.

APPLICANT - The applicant did not provide a presentation.

PUBLIC - There was no input from the public.

6-28-22-1-a-4

Commissioner Breeden moved, with a second by Commissioner Gilpin, to approve R2022-0026, application by Henry and Holly Ballester, to rezone parent parcel (46 acres MOL) from A10C (Agriculture – 10 acre lots) and RR5 (Rural Residential – 5 acre lots) to A10C (Agriculture – 10 acre lots) and adopt the related resolution (2022-35). The Staff Report is entered into the record and the motion is based on competent, substantial, fact based testimony and evidence. The motion carried 5 - 0.

5. *R2022-0027 – Clyde Johnson for Miles Rezone 1 acre MOL from RR5C (Rural Residential – 5 acre lots) to RR1 (Rural Residential – 1 acre lot) CR 216A/Oxford Area (Planning and Zoning Special Master Recommends Approval).

Commissioner Estep polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Ulrich - none; Commissioner Gilpin - none; Commissioner Estep - none; Commissioner Breeden - none; and Commissioner Wiley - none.

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff Report is entered into the record. The applicant is requesting to rezone 1 acre MOL. If approved, the landowner will be able to construct a single-family residence or installation of a mobile home. The rezoning to RR1 will assign a zoning designation that is compatible with the Future Land Use designation of Agriculture. The Planning and Zoning Special Master held a public hearing on June 6, 2022, and recommended approval.

APPLICANT - The applicant did not provide a presentation.

PUBLIC - There was no input from the public.

6-28-22-1-a-5

Commissioner Ulrich moved, with a second by Commissioner Wiley, to approve R2022-0027, application by Clyde Johnson for Miles to rezone 1 acre MOL from RR5C (Rural Residential – 5 acre lots) to RR1 (Rural Residential – 1 acre lot) and adopt the related resolution (2022-36). The Staff Report is entered into the record and the motion is based on competent, substantial, fact based testimony and evidence. The motion carried 5 - 0.

6. *R2022-0029 – MMZC Holdings LLC - Rezone Two acres MOL from Light Commercial (CL) to Heavy Commercial (CH) C-470/Lake Panasoffkee Area (Planning and Zoning Special Master Recommends Denial).

Commissioner Estep polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Ulrich - none; Commissioner Gilpin - none; Commissioner Estep - none; Commissioner Breeden - none; and Commissioner Wiley - none.

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff Report is entered into the record. The applicant is requesting to rezone a two-acre parcel within the Lake Panasoffkee commercial strip to Heavy Commercial to allow for businesses with outdoor sales. There are a substantial number of private residential residences within one-mile and adjacent to the property. Heavy Commercial zoning allows for uses that have the potential for creating noise and light nuisances on adjacent properties. Staff is recommending denial due to the potential negative impacts to surrounding residential uses. The Planning and Zoning Special Master held a public hearing on June 6, 2022, and recommended denial.

APPLICANT - The applicant did not provide a presentation.

PUBLIC - There was no input from the public.

6-28-22-1-a-6

Commissioner Gilpin moved, with a second by Commissioner Breeden, to approve the Special Master's recommendation to DENY R2022-0029, application for MMZC Holdings LLC, to rezone two acres MOL from Light Commercial (CL) to Heavy Commercial (CH). The Staff Report is entered into the record and the motion is based on competent, substantial, fact based testimony and evidence. The motion carried 5 - 0.

7. *R2022-0030 – James Wade for Crozier Rezone 40.7 acres MOL from A10C (Agriculture-conventional housing) to A10 (Agriculture-allowing for mobile homes) C-470/Lake Panasoffkee Area (Planning and Zoning Special Master Recommends Approval).

Commissioner Estep polled the Board Members for ex parte communications, written or verbal, related to this case. Commissioner Ulrich - none; Commissioner Gilpin - none; Commissioner Estep - none; Commissioner Breeden - none; and Commissioner Wiley - none.

This item was presented by Bradley Arnold, County Administrator and acting Development Services Director. The Staff Report is entered into the record. The applicant is requesting to rezone 40.7 acres MOL to allow a wider option of housing choices on the subject property. This rezoning will not change the number of home sites permissible on the 40.7-acre parcel. The Planning and Zoning Special Master held a public hearing on June 6, 2022, and recommended approval.

APPLICANT - The applicant was present but chose not to speak.

PUBLIC - There was no input from the public.

6-28-22-1-a-7

Commissioner Ulrich moved, with a second by Commissioner Wiley, to approve R2022-0030, application for James Wade for Crozier, to rezone 40.7 acres MOL from A10C (Agriculture-conventional housing) to A10 (Agriculture-allowing for mobile homes) and adopt the related resolution (2022-37). The Staff Report is entered into the record and the motion is based on competent, substantial, fact based testimony and evidence. The motion carried 5 - 0.

2. REPORTS AND INPUT

a. County Administrator

The following items were presented by Bradley Arnold, County Administrator, for information.

1. Cancel RFQ 009-0-2022/RS Sumter County Fire Rescue and EMS Transport MSTU/MSBU/Transport Rate Services (For Information Only)

This RFQ is being canceled, as no submittals were received. Other options will be considered for these services

6-28-22-2-a-1

2. Cancel RFQ 010-0-2022/RS Sumter County Professional Information Technology Services (For Information Only).

This RFQ is being canceled per the BOCC direction on June 14, 2022 and the RFQ for these services will be re-advertised.

6-28-22-2-a-2

3. Cancel RFQ 015-0-2022/RS Sumter County Wildwood Industrial Corridor Broadband Study (For Information Only).

This RFQ is being canceled as no submittals were received. Other options will be reviewed for consideration.

6-28-22-2-a-3

4. Update on The Villages Companies Regional Road Agreement and its amendments (For Information Only)

Refer to the attached Executive Summary for details.

6-28-22-2-a-4

5. SWFWMD Annual Comprehensive Financial Report for Fiscal Year 2020-21 and AFR (For Information Only)

6-28-22-2-a-5

6. Extension of Development Permit for DP2020-0022 Wildwood RV Park (For Information Only)

6-28-22-2-a-6

7. Monthly Financial Report May 2022 (For Information Only)

6-28-22-2-a-7

8. Approved Proposed Budget for FY 2022/2023 for the Village Community Development Districts 1, 2, 3, 5, 6, 7, 8, 9, 10 and the Sumter Landing Community Development District (For Information Only)

6-28-22-2-a-8

9. Public Transportation Grant Agreement with the State of Florida, Department of Transportation for Service within Rural Areas (For Information Only)

6-28-22-2-a-9, 6-28-22-2-a-9-part 2

10. Fire/EMS Update (For Information Only)

6-28-22-2-a-10

- b. County Attorney

1. Letter of Demand to Tyla Rattray (For Information Only)

Jennifer Rey, County Attorney, discussed this letter.

6-28-22-2-b-1

- c. Clerk of Circuit Court

No report.

- d. Board Members

1. Commissioner Wiley had no report.

2. Commissioner Breeden had no report.

3. Commissioner Gilpin made everyone aware that there will be a big celebration at the Sumter County Fairgrounds on July, 2, 2022. The free event is sponsored by T & D Family of Companies and Galaxy Home

Solutions. There will be a lot of events that day, including a Brantley Gilbert concert and fireworks.

4. Commissioner Ulrich attended an events for Attorney General Ashley Moody and E3 Family Solutions.
5. Commissioner Estep chaired the Lake-Sumter Metropolitan Planning Organization Executive Committee and Governing Board meeting on June 22, 2022. The final draft of the 2022 List of Priority Projects was approved. Resolutions were also approved for the 2023-2027 Transportation Improvement Program and the 2045 Long Range Transportation Amendment.

e. Public Forum

The following individuals spoke during Public Forum:

(Clerk's Note: Addresses and spelling are compared with the Property Appraiser's website (when applicable) and are as accurate as possible.)

1. John Townley, Captain of the Silver Dragons Dragon Boat Team and on the Board of Directors for the Grandmasters Dragon Boat Club, 2403 Chestnut Ter, The Villages;
2. Beverly Steele, 9066 CR 231, Wildwood;
3. Sandra Skopaz, Captain of the Dragon Sisters Dragon Boat Team, 1675 Pennecamp Dr, The Villages;
4. Pat Bradley, Head Coach of the HEAT Dragon Boat Club and Coach of the US National Dragon Boat Team, 1353 Florence Path, The Villages;
5. Bob Cain, Coach of the Leatherneck Warriors and Sparta 70 Dragon Boat Teams, 17820 SE 86th Oak Leaf Ter, The Villages;
6. Cliff Hughes, 434 CR 226, Wildwood; and
7. Susan Ridgeway, 3775 Wine Palm Way, The Villages.

Commissioner Estep and Mr. Arnold provided commentary and answered questions. Commissioner Estep conveyed the Board's appreciation for the dragon boat clubs philanthropy and efforts.

The Board skipped ahead to address item 3 under General Items for Consideration, Sumter County Storage of Personal Property Policy for County Owned Facilities and Parks, as it pertains to the issue of dragon boat storage discussed during Public Forum. A recess took place from 6:24 p.m. to 6:26 p.m., after a motion was made. *(Clerk's Note: More details regarding the Board's discussion can be found under the agenda item.)*

3. NEW BUSINESS - ACTION REQUIRED

a. MINUTES

1. Minutes of the Board of County Commissioners Meeting held on 5-10-2022 (Staff Recommends Approval).

6-28-22-3-a-1

2. Minutes of the Board of County Commissioners Workshop Meeting held on 5-17-2022 (Staff Recommends Approval).

6-28-22-3-a-2

3. Minutes of the Board of County Commissioners Meeting held on 5-24-2022 (Staff Recommends Approval).

6-28-22-3-a-3

4. Minutes of the Board of County Commissioners Meeting held on 6-14-2022 (Staff Recommends Approval).

6-28-22-3-a-4

Commissioner Wiley moved, with a second by Commissioner Ulrich, to Approve items 1 through 4 under Minutes. The motion carried unanimously 5 – 0.

b. SET FUTURE PUBLIC HEARINGS OR MEETINGS

1. Schedule Public Hearing for July 12, 2022, at 5:00 p.m. at the Everglades Regional Recreation Center (5497 Marsh Bend Trail, Grand Canyon Room, The Villages, FL 32163) for Adoption of the Sumter County Fire District MSBU Annual Fire Assessment Rate and Resolution (Staff Recommends Approval).

Sumter County Fire Assessment Municipal Services Benefit Unit (MSBU) programs have been in existence since 1999. Funds collected through the assessment program are allocated for fire services. The assessment program was originally established with two MSBU districts (Sumter County Fire District and the Villages Fire District). On October 11, 2020, the BOCC approved combining the two MSBU districts into one MSBU effective January 1, 2021. Based on the Initial Assessment Resolution (adopted in 2006), the maximum annual assessment is currently \$125.00. The FY22/23 fire assessment rate is proposed to remain the same at \$124.00 per improved parcel. A rate resolution public hearing for the MSBU must be held annually prior to the BOCC adopting the resolution. Attached for review is a draft of the Assessment Resolution that will be presented for adoption at the Public Hearing.

6-28-22-3-b-1

Commissioner Breeden moved, with a second by Commissioner Gilpin, to approve scheduling a Public Hearing for July 12, 2022, at 5:00 p.m. at the Everglades Regional

Recreation Center (5497 Marsh Bend Trail, Grand Canyon Room, The Villages, FL, 32163) for Adoption of the Sumter County Fire District MSBU Annual Fire Assessment Rate and Resolution. The motion carried 5 - 0.

c. APPOINTMENTS

1. Selection of an Additional Alternate for Canvassing Board for the Primary Election (Staff Recommends Approval).

The Sumter County Board of County Commissioners has appointed Garry Breeden to the Canvassing Board with Chairman Estep and Bradley Arnold as the alternates. Due to the potential conflict of Oren Miller's perjury trial, Chairman Estep and Bradley Arnold will not meet the alternate roles for the August 23, 2022 primary election if needed. The Supervisor of Elections, in an abundance of caution, requested the Board consider another elector alternative. Dick Hoffman confirmed with the Supervisor of Elections his willingness to serve as an alternate.

6-28-22-3-c-1

Commissioner Gilpin moved, with a second by Commissioner Ulrich, to approve the appointment of Dick Hoffman as an additional Alternate for the Canvassing Board for the Primary Election. The motion carried 5 - 0.

2. Affordable Housing Advisory Committee (AHAC) Vacancies (Board's Option).

There are no applicants at this time. Thus, no action was taken.

6-28-22-3-c-2

3. Construction Industry Licensing/Fire Code Board of Appeals Vacancies (Board's Option).

There are no applicants at this time. Thus, no action was taken.

6-28-22-3-c-3

4. Public Safety Coordinating Council Vacancies (Board's Option).

There are no applicants at this time. Thus, no action was taken.

6-28-22-3-c-4

5. Sumter County Public Library Advisory Board (SCPLAB) Vacancy (Board's Option).

There are no applicants at this time. Thus, no action was taken.

6-28-22-3-c-5

6. Value Adjustment Board (VAB) - BOCC Appointed Citizen Member Vacancy (Board's Option).

There are no applicants at this time. Thus, no action was taken.

6-28-22-3-c-6

d. FINANCIAL

1. Budget Amendment A-14 (FY21/22)

This Budget Amendment (A-14) amends:

General Fund (001)-Amends the budget to rebuild the septic system for FS#30. It also increases the budget for the networking hardware for the SCTC county maintained migration. Amends the budget for Ivanti and Symantec Endpoint licenses required for SCTC county maintained migration.

Secondary Trust Fund (106) - Amends the budget for the increased budget for the final bid for the CR525 E Phase 2A. It also amends the budget for the Sumter County 2022 Pavement Management Phase 1.

SHIP Program 2022-2023 Fund (115)-Amends the budget to account for the FY2022-2023 SHIP mortgage payments.

Building Services Fund (124)-Amends the budget for the increase in projected building permits revenue.

SC Road District Impact Fee Fund (153)-Amends the budget for the increase in projected road impact fee revenue.

Capital Outlay Fund (305)-Amends the budget for the Sumter County Service center site modification.

6-28-22-3-d-1

2. Inventory Transactions – Disposal and Surplus of Property (Staff Recommends Approval).

6-28-22-3-d-2

3. Change Order to Purchase Order No. 9120930 for FY 2021/22 (Staff Recommends Approval).

Purchase Order No. 9120930, Tip Top Tree Experts, LLC, is to increase the request of \$70,000.00. Funds are needed to cover the costs for additional work added at currently contracted locations for FY 21/22.

6-28-22-3-e-3

4. Purchase Order Approval for FY 2021/2022 (Staff Recommends Approval).

The attached list of open purchase requisitions is recommended for approval.

6-28-22-3-d-4

Commissioner Breeden moved, with a second by Commissioner Gilpin, to Approve items 1 through 4 under Financial. The motion carried unanimously 5 – 0.
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e. CONTRACTS AND AGREEMENTS

1. Road Impact Fee Credit Agreement for Realignment of County Road CR-462 and Intersection Improvements of CR-462 and US 301 (Staff Recommends Approval).

The City of Wildwood approved the Twisted Oaks Mixed Use Development that has transportation impacts on US 301 and County Roads. The pipelining of the impacts is the realignment of CR 462 at the existing signal along with signalization and intersections improvements at US 301.

The work proposed within the FDOT right-of-way will be accomplished directly by Sumter County's design/construction efforts and the work performed on the developer's property will be their responsibility with the condition of reimbursement of the construction.

The Road Impact Fee Fund will receive the development revenues of road impact fees concurrent to the issuance of building permits.

Upon approval of the agreement, Sumter County will proceed with the contract for the design/permitting services for the work.

6-28-22-3-e-1

2. Emergency Management Preparedness Assistance (EMPA) State Grant Agreement #A0302 – State of Florida Division of Emergency Management and Sumter County Board of County Commissioners (Staff Recommends Approval).

Each year the State of Florida offers a base grant to be used towards emergency preparedness and assistance initiatives. These funds are to be used by Emergency Management for professional services, training, supplies, planning, and exercises. Funds are provided by the Emergency Management Preparedness and Assistance Trust Fund. Base Grants shall be matched at an amount either equal to the average of the previous three years' level of county general revenue funding of the County Emergency Management Agency or the level of funding for the County Emergency Management Agency for the last fiscal year, whichever figure is lower.

6-28-22-3-e-2

3. Task Order One with Infrastructure Consulting and Engineering PLLC and Sumter County Board of County Commissioners (BOCC) to Design Roadway Improvements on CR 656 from SW 35th Drive to US 301 (Staff Recommends Approval).

On June, 14 2022, the BOCC entered into a contract with Infrastructure Consulting and Engineering, PLLC through RFQ 007-0-2022/RS Sumter County Continuing Engineering Services. Attached for BOCC review and approval is Task Order One. Under Task Order One, Infrastructure Consulting and Engineering, PLLC will provide design services for CR 656 Phase II. The Phase II project is on CR 656 between SW 35th Drive and US 301. Design elements will include topographic survey, geotechnical investigation, wetland delineation, assessment and general wildlife survey, roadway design, and drainage analysis and permitting.

6-28-22-3-e-3

4. Enter into Contract with Anderson Columbia Company, Inc. for ITB 013-0-2022/RS Sumter County CR 525E Phase 2A Construction Project (Staff Recommends Approval).

ITB 013-0-2022/RS Sumter County CR 525E Phase 2A Construction Project was broadcasted on 5/11/2022. Bids were due on 6/13/2022 at 1:30 p.m. and opened at 1:35 p.m. in the Training Room located at 319 E. Anderson Avenue, Bushnell. Three bids were received from the following vendors: 1. Earthscapes Unlimited, Inc. (\$539,812.68: missing required bid bond - deemed unresponsive); 2. Anderson Columbia Company, Inc. (\$999,999.99); and 3. CW Roberts Contracting, Inc. (\$1,076,206.35). The Selection Committee met and agreed to recommend to the Sumter County Board of County Commissioners to enter into contract with Anderson Columbia Company, Inc. as the lowest responsive/responsible bidder.

6-28-22-3-e-4-Agreement, 6-28-22-3-e-4, 6-28-22-3-e-4-ITB, 6-28-22-3-e-4-Anderson Columbia Submittal, 6-28-22-3-e-4-Earthscapes Submittal, 6-28-22-3-e-4-CW Roberts Submittal

5. Enter into Contract with CW Roberts Contracting, Inc. for ITB 014-0-2022/RS Sumter County 2022 Pavement Management Phase I (Staff Recommends Approval).

ITB 014-0-2022/RS Sumter County 2022 Pavement Management Phase I was broadcasted on 5/13/2022. Bids were due on 6/15/2022 at 1:30 p.m. and opened at 1:35 p.m. in the Training Room located at 319 E. Anderson Avenue, Bushnell. One bid was received from CW Roberts Contracting, Inc. for \$1,588,189.41. The

Selection Committee met and agreed to recommend to the BOCC to enter into contract with CW Roberts Contracting, Inc.

6-28-22-3-e-5-Agreement, 6-28-22-3-e-5, 6-28-22-3-e-5-CW Roberts Submittal, 6-28-22-3-e-5-ITB

6. Agreement between the Florida Department of Corrections (FDOC), Boot Camp Squad and the Sumter County Board of Commissioners, to provide for the use of inmate labor in work programs (Staff Recommends Approval).

This local Agreement made and entered into between the State of Florida, Department of Corrections, through its institution/Facility, Sumter Correctional Institution, Boot Camp Program (hereinafter referred to as “Department”) and the Sumter County Public Works Department, (hereinafter referred to as “Agency”), is done so in accordance with section 946.40, Florida Statutes (F.S.) and Rule 33601.201, Inmate Work Program, and 33-601.202, Use of Inmates in Public works, Florida Administrative Code (F.A.C.). Work performed under this Local Agreement is determined to be value added or cost savings as defined in the Community Work Squad Manual.

6-28-22-3-e-6

7. Amendment #2 to the Sumter County Mowing, Irrigation and Landscape Maintenance Agreement for Services with Brightview Landscape Services, Inc. (Staff Recommends Approval).

On July 27, 2021, RFP 017-0-2021/RS Sumter County Mowing, Irrigation, and Landscape Maintenance Service was awarded and agreed with Brightview Landscape Services, Inc. Contract effective July 27, 2021.

Starting on 01/01/2022, City of Wildwood (COW) assumed landscape responsibility for ten locations currently under contract with Sumter County. Starting on 02/01/2022, the maintenance of Fire Station 41 was transferred to The Villages. This results in the removal of eleven (11) locations from the agreement which is reduction of contracted services of \$266,784/yr.

Attached is Amendment #2 with Appendix B that is highlighted to show the locations that are being removed from the agreement.

6-28-22-3-e-7

8. Memorandum of Understanding between AMR Sumter, Sumter County and FirstWatch Solutions, Inc. (Staff Recommends Approval).

American Medical Response (AMR), formally Rural Metro, entered a software agreement with FirstWatch for a perpetual, single license of FirstWatch Thin-Client Software on March 29, 2012. AMR paid all annual support and

maintenance for the FirstWatch Base System Software through October 1, 2021. The software is associated with the Emergency Communications Center. On October 1, 2021, Sumter County transitioned operations of the Emergency Communications Center from AMR to the BoCC. This Memorandum of Understanding acknowledges Sumter County is the new license holder and responsible for all future payments for ongoing annual support and maintenance and ensures continued access to historical data.

6-28-22-3-e-8

9. Enter into Contract with CONVEY911, LLC (Staff Recommends Approval).

Sumter County can receive text-to-911 calls through the NG 911 system. CONVEY911 integrates with the RapidSOS portal the telecommunicators use at the Public Safety Answering Point (PSAP) and enhances current text-to-911 capability to include automated translation for over 100 languages and dialects. The proposed agreement provides direct support to the PSAPs and adds the additional capacity to support the Citizen Information Center.

6-28-22-3-e-9

10. Incentive Agreement, Purchase and Sale Agreement, and Escrow Agreement between the Sumter County Board of County Commissioners and ACMS, Inc. for Parcel J15-030 and Parcel J22-004 less the area used for the citizen drop-off area (Staff Recommends Approval).

The County received an unsolicited offer to purchase Parcels J15-030 and J22-004 less any area affecting the citizen drop off area. Pursuant to Section 125.35(1)(c), “[n]o sale of any real property shall be made unless notice thereof is published once a week for at least 2 weeks in some newspaper of general circulation published in the county, calling for bids for the purchase of the real estate so advertised to be sold. In the case of a sale, the bid of the highest bidder complying with the terms and conditions set forth in such notice shall be accepted, unless the board of county commissioners rejects all bids because they are too low.” On May 24, 2022, the BOCC declared the property surplus. On May 25, 2022, Purchasing listed the parcels through a formal solicitation invitation to bid on Demand Star to meet Florida Statutes §125.35(1)(c) requirements. Notice was published one per week for two weeks in The Villages Daily Sun, proof of publication is attached. No bids were received through the formal solicitation process, therefore, it is the County’s desire to proceed with the unsolicited purchase offer from ACMS, Inc. Attached for consideration by the BOCC is Economic Incentive Agreement, the Purchase and Sale Agreement between the Sumter County Board of County Commissioners and ACMS, Inc. and the proposed Escrow Agreement to govern how Escrow Funds for the transaction will be managed. The appraisal and current lease documents with ACMS, Inc. are attached for reference.

Commissioner Gilpin moved, with a second by Commissioner Breeden, to Approve items 1 through 10 under Contracts and Agreements The motion carried unanimously 5 – 0.

f. GENERAL ITEMS FOR CONSIDERATION

1. BOCC Committees (Board's Option).

Donald Wiley volunteered to fill the vacancies on the Withlacoochee Regional Water Supply Authority and the Lake-Sumter MPO Governing Board. Commissioner Wiley also volunteered to become a permanent member on the Value Adjustment Board. Commissioner Estep requested that the Florida Association of Counties Presidential Select Committee be removed from the list because it is almost wrapped up and there is no longer a need for that committee. No motion was needed for this item.

6-28-22-3-f-1

2. Revisions to Facility Usage Agreement for Camping at Sumter County Parks (Staff Recommends Approval).

The major proposed change to the Agreement adds a stay limitation of seven days per month at any campsite. This will prevent individuals from using the parks as temporary living accommodations. Additional changes were made for formatting and to reflect the online application process. After further discussion, the Board agreed that three days and two nights is more appropriate.

Commissioner Breeden asked for clarification regarding this issue. Commissioner Gilpin asked if camping could be eliminated altogether. Commissioner Gilpin is not a fan of camping in County Parks, because oftentimes it is not individuals on a family camping trip. Mr. Arnold further clarified that there are some clubs that take advantage of camping in County Parks in the correct manner but there was some abuse, hence the need for a policy. Commissioner Breeden would like for the policy to be reduced to less days, rather than eliminating camping altogether. Commissioner Wiley suggested a week. Ultimately, the Board discussed how many days and nights should be allowed and agreed that three days and two nights should be sufficient.

6-28-22-3-f-2

Commissioner Gilpin moved, with a second by Commissioner Breeden, to approve reconsidering the motion for revisions to the Facility Usage Agreement for Camping at Sumter County Parks, which allowed for a seven day stay per month. The motion carried 5 - 0.

Commissioner Gilpin moved, with a second by Commissioner Ulrich, to approve the Facility Usage Agreement for Camping at Sumter County Parks with a three day and two night per month limitation. The motion carried 5 - 0.

3. Sumter County Storage of Personal Property Policy for County Owned Facilities and Parks (Staff Recommends Approval).

At the May 17, 2022, the consensus of the Sumter County Board of County Commissioners (BOCC) was to develop a policy for personal property for BOCC approval. The attached policy prohibits the storage of personal property on County owned facilities and parks, except approved requests for temporary storage at community buildings. Community buildings may be used to temporarily store personal property in preparation of special events (e.g., weddings or meal programs).

Commissioner Estep pulled this item for discussion, which took place directly following Public Forum. Commissioner Breeden stated that dragon boat clubs were not the issue, but the issue was other parties also requesting to store equipment at different parks and the Board is trying to treat everyone equally. Commissioner Breeden suggested that the Board look into grandfathering in the dragon boat clubs under their current storage agreements. Commissioner Estep agreed with Commissioner Breeden. Mr. Arnold clarified that the Board could approve the existing policy with the caveat that the dragon boat clubs with current agreements would be grandfathered in under those same terms. Commissioner Gilpin would like to grandfather in the dragon boat clubs under their current agreements with the understanding that once The Villages builds their new water sports facility, the boats which can use the facility, will move to that facility. Commissioner Ulrich concurred with the other Commissioners. Commissioner Wiley concurred with Commissioner Gilpin but voiced concern with other members from the public having storage requests. Commissioner Estep likes the idea of grandfathering in the current clubs so that the clubs that will not be eligible to use The Villages future facilities will be protected.

6-28-22-3-f-3

Commissioner Gilpin moved, with a second by Commissioner Wiley, to approve the Sumter County Storage of Personal Property Policy for County Owned Facilities and Parks with recognition that the existing dragon boats storage contracts will continue under the grandfathered status, subject to no further expansion and will continue to meet the same conditions already in the existing contracts. The motion carried 5 - 0.

4. Request for Temporary Road Closure for The Villages Community Development Districts' Recreation Department 5K Road Race on Saturday, October 22, 2022 (Staff Recommends Approval).

Sumter County Public Works received a request from John Rohan, Director of Recreation & Parks for The Villages Community Development Districts' Recreation Department, to hold a 5K Road Race on Saturday, October 22, 2022, from 7:00 a.m. – 10:00 a.m. The race will start and end at Brownwood Paddock Square. Mr. Rohan requested that the following road portions be closed during this event: West Torch Lake Drive from Brownwood Drive eastbound to Buena Vista Blvd., SR 44A east from Buena Vista Blvd. roundabout to Buena Vista and CR 143. (Map attached for review).The Villages Community Development District staff will coordinate with the Sumter County Sheriff's Office, the District Property Management Department, and C & W Barricades regarding traffic control. There is no assistance requested from the Public Works Department.

6-28-22-3-f-4

5. Approval for Waiver of Fines and Release of Lien for Ernest & Barbara Chewning (Staff Recommends Approval).

A code enforcement lien was filed against this property on February 11, 2022, in which the property owner at the time was Earnest & Barbara Chewning. The property was found in compliance on May 16, 2022. Staff costs in the amount of \$1,151.05 have now been paid. Since costs were paid, a Waiver of Fines and a Release of Lien is being requested.

6-28-22-3-f-5

6. Approval of Release of Lien for Jason & Tara Moulder (Staff Recommends Approval).

A code enforcement lien was filed against this property on April 20, 2020, in which the property owners at the time were Jason & Tara Moulder. The property was found in compliance on December 15, 2020. Staff costs in the amount of \$1,066.18 have now been paid. Since costs were paid, a Release of Lien is being requested.

6-28-22-3-f-6

7. Affordable Housing (AH) Program Request to Execute Satisfaction of Mortgage (Staff Recommends Approval).

Daisy Freeman received assistance on January 27, 2012, for home repairs at 10074 NE 9th Street, Oxford, FL 34484. Staff received the last payment from Ms. Freeman on June 16, 2022. Housing Services is requesting execution of the Satisfaction of Mortgage as the mortgage is paid in full.

6-28-22-3-f-7

8. Transfer of Real Property as Described in County Deed from Sumter County to

the Village Center Community Development District (VCCDD) (Staff Recommends Approval).

During the widening project for Warm Springs Avenue (formerly known as C 468) a parcel of land (G32-008) was procured for right-of-way (ROW) to accommodate the widened roadway. The parcel borders CR 509, a minor roadway with maintained ROW. The attached deed dedicates the remaining parcel to The Villages Center Community Development District. Another agenda item dedicates the roadway ROWs for Warm Springs Avenue and CR 509 to the Sumter County Board of County Commissioners. This transfer of the parcel is in the best interest of Sumter County, as it allows for a better use of the remaining parcel by the VCCDD.

6-28-22-3-f-8

9. Dedicate the Deeds for Right-of-ways for Warm Springs Avenue and CR 509 from Parcel G32-008 (Staff Recommends Approval).

During the widening project for Warm Springs Avenue (formerly known as C 468) a parcel of land (G32-008) was procured for right-of-way (ROW) to accommodate the widened roadway. The parcel borders CR 509, a minor roadway with maintained ROW. The attached deeds dedicate the ROW for Warm Springs Avenue and CR 509 to the Sumter County Board of County Commissioners. This dedication of roadways is in the best interest of Sumter County as it defines the roadway ROWs and allows for a better use of the remaining parcel.

6-28-22-3-f-9

10. Certificate of Public Convenience and Necessity (COPCN) for Sumter County Board of County Commissioners Non-Transport Emergency Medical Services (Staff Recommends Approval)

Florida Statutes Chapter 401 requires any entity providing Basic and Advanced Life Support (BLS/ALS) emergency medical services within the State to secure a Certificate of Public Convenience and Necessity (COPCN) from the county in which it operates. It has also become necessary to show the Sumter County Board of County Commissioners as the providing entity when such is provided by its Fire and EMS Department, for licensing, billing, and collection activities. The BOCC has approved a current COPCN for Sumter County Fire & EMS to provide non-transport BLS and ALS services, which will expire on August 1, 2022.

This COPCN will:

- Name the Sumter County Board of County Commissioners as the providing entity, as services are provided by its Fire and EMS Department (Sumter County Fire & EMS).
- Provide for continued BLS and ALS non-transport services by Sumter County BOCC from August 1, 2022 until October 1, 2022.

6-28-22-3-f-10

11. Certificate of Public Convenience and Necessity (COPCN) for Sumter County Board of County Commissioners Transport and Non-Transport Emergency Medical Services (Staff Recommends Approval)

Florida Statutes Chapter 401 requires any entity providing Basic and Advanced Life Support (BLS/ALS) emergency medical services within the State to secure a Certificate of Public Convenience and Necessity (COPCN) from the county in which it operates. It has also become necessary to show the Sumter County Board of County Commissioners as the providing entity when such is provided by its Fire and EMS Department, for licensing, billing, and collection activities.

With the addition of EMS transport services being provided by the Sumter County BOCC in Sumter County, less the area designated as the “TVPSD” as depicted in Exhibit A (the “TVPSD Area”) of this COPCN, on October 1, 2022, this COPCN will:

- Name the Sumter County Board of County Commissioners as the providing entity, as services are provided by its Fire and EMS Department (Sumter County Fire & EMS).
- Authorize BLS and ALS Transport and Non-Transport Services provided by Sumter County BOCC, for a 2-year period beginning October 1, 2022.

6-28-22-3-f-11

Commissioner Gilpin moved, with a second by Commissioner Wiley, to Approve items 4 through 11 under General Items for Consideration. (Clerk's note: Initially, item 2 was part of this motion. However after the motion, Commissioner Gilpin made a motion to reconsider the motion for item 2, which resulted in a change in the outcome for item 2. Thus, this motion for approval is only for items 4 through 11.) The motion carried unanimously 5 – 0.

4. ADJOURN

The meeting adjourned at 6:35 p.m.