# CITY OF BELLEVIEW AGENDA
## City Commission Meeting

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
October 7, 2025
6:00 PM

Christine Dobkowski, Mayor
Seat 2 Ray Dwyer, Commissioner
Seat 3 Ronald T Livsey, Commissioner
Seat 4 Robert "BO" Smith, Commissioner
Seat 1 Michael Goldman, Commissioner

Welcome to the City of Belleview Commission meeting. The Commission regularly meets the first and third Tuesday of every month at 6:00 pm, unless otherwise noted. The Commission meetings are open to the public, and the Commission encourages and values your opinions as they move forward in the decision-making process.

As a courtesy to others, please silence your cell phone or other electronic devices before entering the Commission Chambers. If you need to take a call, please step outside.
In accordance with the Americans with Disabilities Act, persons needing assistance with any of these proceedings should contact the City Clerk's office at least 48 hours in advance of the meeting at Lmerritt@belleviewfl.org or 352-245-7021 extension 2109.

**MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE - COMMISSIONER SMITH**

**ROLL CALL**

**APPROVAL OF MINUTES**

Approval of the 09-16-25 Commission Meeting Minutes
09-16-2025 Minutes

**PRESENTATION:**

Presentation of Property Improvement Grant Application: Generations Family Salon
Property Grant Improvement Program Application - Generations Family Salon

Property Improvement Grant Application Presentation: Repair Logix
Grant Application Packet: Repair Logix

**UNSCHEDULED AUDIENCE:**

Unscheduled Audience

**OTHER CITY BUSINESS/DEPARTMENT UPDATES:**

Updates: City Clerk

Updates: Development Services

Updates: Finance Department

Updates: Public Works Department

Updates: Chief of Police

Updates: Information Technology

Updates: City Attorney

City Administrator: Interlocal Agreement with Marion County - Fire Rescue Impact Fees
Draft Interlocal Agreement with Marion County - Fire Rescue Impact Fees

City Administrator: Utility Billing Discussion

City Administrator: Vacant Finance Position
Finance Director vs Comptroller Comparison

**COMMISSION UPDATES:**

Commission Updates

# Approval of Minutes

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** October 7, 2025

**AGENDA ITEM:**

Approval of the 09-16-25 Commission Meeting Minutes

**PRESENTING PARTY:**

Mayor Dobkowski

**ITEM TYPE:**

Approval of Minutes

**BACKGROUND:**

**RECOMMENDED ACTIONS:**

Motion to approve as received or as amended the 09-16-25 Commission Meeting Minutes

**ATTACHMENTS:**

09-16-2025 Minutes

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# [CITY OF BELLEVIEW
# CITY COMMISSION MEETING
# MINUTES

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
September 16, 2025
6:00 PM

Mayor CHRISTINE K. DOBKOWSKI
Seat 1 MICHAEL J. GOLDMAN
Seat 2 RAY DWYER
Seat 3 RONALD T. LIVSEY
Seat 4 ROBERT "BO" SMITH

**MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE – Commissioner Livsey**

**ROLL CALL OF COMMISSIONERS**: Present: Smith, Goldman, Dwyer, Livsey, Dobkowski

**APPROVAL OF MINUTES:**

a. **09-03-2025 Commission Meeting Minutes**

Motion made by Commissioner Smith to approve the 09-03-2025 Commission Meeting Minutes as presented; seconded by Commissioner Dwyer.

Motion was called by a roll call vote. Ayes: Smith, Goldman, Dwyer, Livsey, Dobkowski

**PUBLIC HEARING: RESOLUTION**

a. **Resolution 25-06 Final Millage 2026 FY**

Mayor Dobkowski read Resolution 25-06 Final Millage 2026 FY, Title Only. Administrator Moody stated that the final operating millage for the Fiscal Year 2025/2026 is 5.0000 mills, which is 9.55% greater than the rolled-back rate of 4.5643.

Mayor Dobkowski stated for the record:

- "The percentage in millage over the rolled back rate needed to fund the budget is 9.55%.
- The reasons ad valorem tax revenues are increasing are due to growth and increased property value.
- The taxing authority is the City of Belleview
- The rolled back rate is 4.5643
- The percentage of increase over the rolled-back rate is 9.55%
- The millage rate to be levied is 5.0000"

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments.

Yolanda East asked whether the City is increasing taxes. Mayor Dobkowski stated that there is no increase from previous years and it is staying at 5.0000 mills.

Motion made by Commissioner Goldman for the approval of Resolution 25-06, Title Only; seconded by Commissioner Smith.

Motion was called by a roll call vote. Ayes: Smith, Goldman, Dwyer, Livsey, Dobkowski

**a. Resolution 25-07 Final Budget 2026 FY**

Mayor Dobkowski read Resolution 25-07 Final Budget 2026 FY, Title Only. Administrator Moody stated that it was the final budget for the fiscal year that was tentatively approved at the previous meeting.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Livsey for the approval of Resolution 25-07, Title Only; seconded by Commissioner Dwyer.

Motion was called by a roll call vote. Ayes: Smith, Goldman, Dwyer, Livsey, Dobkowski

**PROCLAMATION:**

**a. Human Resources Professionals Day**

Mayor Dobkowski presented the Proclamation for HR Professionals Day to Dawn Bowne, HR/Risk Management Manager, and Angilia Pittsley, HR/RM Administrative Assistant.

**b. National IT Professionals Day**

Mayor Dobkowski presented the Proclamation for National IT Professionals Day to Kevin Towne, Information Technology Director. ITD Towne stated it has been a pleasure to work with the employees, citizens, and Commission and he hopes to continue to do so for many more years.

**SCHEDULED AUDIENCE:**

**a. Yolanda East**

Ms. East spoke about the issue of homelessness and potential solutions including affordable housing and transitional housing programs. Her organization, Shepherd's Lighthouse, provides those services, but stated more needs to be done in the area. The Commission discussed the issue at large. She is part of Belleview Area Social Services (BASS) and requested a Commissioner to be on a task force to work with the organization.

Mayor Dobkowski stated Shepherd's Lighthouse was looking at a property on SE 102nd Place, but would need a special exception for zoning. DSD Chancey was asked to research tiny home villages and to speak with Ms. East about building and zoning requirements on properties she may be looking at in the future.

**b. Joe Reichel**

Mr. Reichel presented an update on the Belleview CEP and invited Commissioners to their upcoming events.

Commissioner Dwyer exited the meeting at 6:41 PM and returned at 6:43 PM.

Commissioner Smith asked Mr. Reichel if someone from the CEP would be willing to work with the task force on the homelessness issue; Mr. Reichel agreed to volunteer with them.

**UNSCHEDULED AUDIENCE:**

**a. Jeson Narayanasami**

Mr. Narayanasami asked the Commission members what their core values are. Mayor Dobkowski stated that this topic would be better suited for a one-on-one conversation with the Commissioners as the purpose of the Commission Meeting was to conduct city business. She requested Mr. Narayanasami to make an appointment during her office hours or to reach out to the Commissioners by phone.

**b. Sandra Sisk**

Ms. Sisk was informed that she cannot park her food truck at her place of business located at 5625 SE Abshier Blvd. DSD Chancey stated that Ms. Sisk turned in an application for the food truck prior to the meeting and it is under review. They will also discuss the issue at the next site plan meeting as there are issues with parking at that property.

**OTHER CITY BUSINESS/DEPARTMENT UPDATES:**

**a. City Clerk:** N/A

**b. Development Services:** A permit has been issued for Ocala Floors and More on Hwy 484.

**c. Finance Department:** N/A

**d. Public Works:** Potential Projects for Legislative Appropriations Grants

PWD Titterington presented three potential projects to present at the legislative delegation meeting: 20"/12" Watermain extension along SE 119th Street to US 441, Well #5 Hydro Tank installation, and three lift station rehabilitations. The Commission directed PWD Titterington to move forward with the applications.

**e. Police Department: SmartCOP Agreement**

Chief Holland requested the approval of an agreement with SmartCOP, which was approved by a committee of officers, administrative staff, and the Information Technology Department. The software the City currently uses has stopped provided service in Florida. This integrated software suite includes computer aided dispatch, mobile data computer systems, record management systems, case management systems, jail management systems, civil enforcement, and administrative programs. The contract includes several software licenses, annual maintenance, data conversion, program implementation, and training for a total of $156,889, which is included in the 2025/2026 budget.

Mayor Dobkowski stated this is a Public Meeting and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Goldman for the approval of the SmartCOP Agreement; seconded by Commissioner Livsey.

Motion was called by a roll call vote. Ayes: Smith, Goldman, Dwyer, Livsey, Dobkowski

**f. Information Technology:** N/A

**g. Legal Services:** N/A

**h. Administrator: Finance Discussion**

At the September 3, 2025 meeting, the Commission instructed Administrator Moody to research the costs of a forensic audit; that service will cost approximately $350,000-$500,000. She presented the solution to use a consultant the City currently contracts to review the budget and fix the clerical and mathematical errors contained within. Administrator Moody further stated that she met with Purvis Grey, the City's contracted auditors, who stated they would be willing to come in front of the Commission to discuss the City's financial status, which is positive.

Administrator Moody shared that the Finance Department is currently undergoing a re-organization and shifting of responsibilities. At the next Commission Meeting, she will present options for replacing the Finance Director position with a Finance Manager.

**COMMISSION UPDATES:**

**Commissioner Dwyer:** N/A

**Commissioner Livsey:** N/A

**Commissioner Goldman:**

Asked Chief Holland how many homeless the City has. Chief Holland responded that there are 30 regular people they have contact with, most of whom live in their vehicles. Commissioner Dwyer remarked that the homeless population living in the woods are typically unreceptive to

assistance. He asked DSD Chancey if the areas on SE 55th Avenue Road can be issued code enforcement citations. She answered that they cannot unless the violations can be seen from the road without entering the property.

Commissioner Smith inquired whether or not the properties are in the City or the County. DSD Chancey stated that the parcels he is referencing are outside of city limits. The Commission requested staff contact Marion County Code Enforcement.

**Commissioner Smith:** N/A

**Mayor Dobkowski:** N/A

**Adjournment:** Meeting adjourned by Mayor Dobkowski at 7:02 PM.

Attest:

_____

Lezli Merritt, MPA
City Clerk

# Presentation: Property Improvement Grant Application

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** October 7, 2025

**AGENDA ITEM:**

Presentation of Property Improvement Grant Application: Generations Family Salon

**PRESENTING PARTY:**

Robert Vass, Events and Promotions Manager

**ITEM TYPE:**

Presentation

**BACKGROUND:**

Generations Family Salon, located at 6261 SE Baseline Road, has applied for the Property Improvement Grant Program.

Requested amount: $2,500
Project Cost: $6,800
Project Overview: Construction of a new parking lot at the structure.

Staff have confirmed:
* Property is within city limits
* There are no outstanding code violations
* There is no pending litigation
* There are no known property issues
* The organization is current with taxes.

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

Property Grant Improvement Program Application - Generations Family Salon

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Contact:
Robert Vass
Events and Promotions Manager
5343 SE Abshier Blvd., Belleview, FL 34420
Email: rvass@belleviewfl.org
Telephone: (352) 245-7021 ext. 2122
Fax: (352) 307-7708

**CITY OF BELLEVIEW**
*"City with Small Town Charm"*

# BEAUTIFY BELLEVIEW:
# PROPERTY IMPROVEMENT GRANT PROGRAM

## PROPERTY INFORMATION

Project Name: Generations Family Salon parking lot expansion
Project Address: 6261 SE Baseline Rd Belleview FL 34420
Parcel Number: 38680-000-00

## APPLICANT INFORMATION

Applicant's Name: Tyler Pulvermuller
Name of person to receive all correspondence if different from applicant:

Applicant's Business Name (if applicable): Generations Family Salon
Type of business: Salon
Applicant's Mailing Address: 11360 SE 74TH AVE
City: Belleview State: FL Zip: 34420
Phone number: 3524844380 Fax:
E-mail address: generations3.salon@gmail.com
Applicant is: ***** Property Owner _____ Business Owner/Tenant
How long has the business been at the current location? 2018
When does your current lease expire? own

## PROPERTY OWNER INFORMATION

*(if different from applicant)*
Property Owner's Name:
Property Owner's Mailing Address:
City: State: Zip:
Phone number: Fax:
E-mail address:

## SCOPE OF WORK: (Check all that apply)

- ☐ Vacant building renovation
- ☐ First floor of a front façade
- ☐ Main entryway/door
- ☐ New addition
- ☐ Handicapped accessibility
- ☐ Architectural/design services
- ☐ Signage
- ☐ Completion of an entire front façade
- ☐ Demolition of an existing building
- ☐ Side façade
- ■ Creation of a new or resurface existing parking lot
- ☐ Rear facade
- ☐ Mural
- ■ Landscaping (must include trees and shrubs)
- ☐ Removal and replacement of inappropriate or incomplete exterior and restoration of original front façade
- ☐ Other _____

OFFICE USE ONLY
Receipt#: _____ Fees Rec'd: _____
Received by: _____ Application Date: _____

**PROJECT DESCRIPTION:** Write a short statement describing the proposed project and how it will positively contribute to the Commission's redevelopment efforts and provide a positive impact on the property and the City of Belleview. Would the proposed improvements be made without the assistance of this grant program? If not, please explain. (Use additional sheets as necessary. (Continued on next paper)

The proposed project involves constructing a new parking lot for Generations Family Salon in Belleview, enhancing accessibility and customer convenience. This improvement aligns with the Commisions redevelopment efforts by revitalizing the property, improving traffic flow, and enhancing the aesthetic appeal of the surrounding area. The new parking lot will attract more customers, boost local business activity, and contribute to the economic vibrancy of the City of Belleview.

Anticipated start date: 09/01/2025 Anticipated completion date: 09//04/2025

Estimated costs of project: 6,850 Amount of grant funding requested: 2,500

Do you intend to pursue any State or Federal tax incentives or energy rebates? __ Yes __ No

If yes, what type? _____

Do you intend on pursuing any other local, State, or Federal funding for your project? ☐ Yes ☑ No

If yes, what type? _____

## GENERAL CONDITIONS

It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations. The applicant will not seek to hold the City of Belleview, and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Property Improvement Grant Program or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents. If the applicant fails to perform the work approved by the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the City or designated Committee is done at their own risk, and that such work will jeopardize their grant award. The applicant authorizes the City of Belleview to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Belleview materials and press releases.

**Minimum Complete Application materials include:**

- A completed application form.
- Color photographs of the existing conditions.
- Accurate scaled drawings of the proposed improvements
- Manufacturer's literature and specifications for windows, doors, etc. Samples of materials may be included or may be requested during the review process.
- Any other documentation necessary to illustrate the visual impact of the proposed project.

By applying with the City of Belleview, the applicant authorizes representatives of the City of Belleview to visit the site under application. All applicants will be notified in writing within four (4) weeks from application submission with notification of the approval or denial of their application. Incomplete applications will not be accepted.

**Applicant:**

I, Tyler PUlvermuller, business owner/tenant of the building at 6262 SE Baseline RD Belleview FL 34420, have read and understand the terms and conditions of the Property Improvement Grant Program and agree to the general conditions and terms outlined in the application process and guidelines of the façade grant program.

Signature_____ Date_____

STATE OF Florida COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 19th day of August, 2025, by Tyler Pulvermuller as business owner / tenant of _____, who is personally known to me or who has produced Personally Known as identification.

NOTARY PUBLIC

ASHLY NICHOLE FETZNER
Notary Public-State of Florida
Commission # HH 200686
My Commission Expires
November 21, 2025

**Owner Approval for Tenant Applicant**

I, _____, owner of the building at _____, have read and understand the terms and conditions of the Property Improvement Grant Program and agree to the general conditions and terms outlined in the application process and guidelines of the façade grant program. I give my consent to the applicant to go forward with façade improvements on the building as outlined in the Scope of Work section of this application.

Signature_____ Date_____

STATE OF Florida COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of August, 2025 by Tyler Pulvermuller as business owner / tenant of _____, who is personally known to me or who has produced Personally Known as identification.

NOTARY PUBLIC

(Notary Seal)

ASHLY NICHOLE FETZNER
Notary Public-State of Florida
Commission # HH 200686
My Commission Expires
November 21, 2025

ASHLY NICHOLE FETZNER
Notary Public-State of Florida
Commission # HH 200686
My Commission Expires
November 21, 2025

Without the assistance of this grant program, the project would not be feasible due to the significant financial investment required, which exceeds the salon's current operational budget.

# QUOTE #249

**SENT ON:**

Aug 29, 2025

**RECIPIENT:**

**Tyler**

6261 Southeast Baseline Road
Belleview, Florida 34420

**SENDER:**

**Premiere Land Transformations**

13009 South Highway 475
Ocala, Florida 34480

Phone: 3528123592
Email: premierelandtranformations@gmail.com
Website: https://premieretreeandland.com/

| Product/Service | Description | Qty. | Unit Price | Total |
|---|---|---|---|---|
| Tree Work | Remove 1x Tree, Grind stump, Remove Rail Road Ties, Remove fence section | 1 | $2,800.00 | $2,800.00 |
| Site Prep & Gravel | 40x50 parking lot extension, gravel & delivery (37cy), site prep (grading), labor, incl. | 37 | $107.00 | $3,959.00 |

**Total** **$6,759.00**

Workmanship & Performance: Premiere Land Transformations professionals are trained tree specialists. All work will be performed professionally, with the appropriate tools and equipment for proper job completion. All equipment and work performed will be in full compliance with the most current revision of the American National Standards Institute (ANSI Z133.1) Standard for tree care operations. (Copies can be obtained for a fee by contacting the International Society of Arboriculture or the Tree Care Industry Association.) This includes the practice of not using spurs on live trees, unless deemed necessary by the arborist, and sterilizing equipment prior to use on property.

Safety: Premiere Land Transformations warrants that all arboricultural operations will follow the latest version of the ANSI ZJ33.2 industry safety standards. The authorizing party agrees to not enter the work area during arboricultural operations unless authorized by the crew leader onsite.

Debris Removal: All debris from tree trimming and tree removal operations shall be cleaned up each day before the work crew leaves the site, unless otherwise coordinated by the client and crew leader. All lawn area shall be raked, streets and sidewalks shall be swept, and all brush, branches, and logs shall be removed from the site.

Completion of Contract: Premiere Land Transformations agrees to do its best to meet any agreed upon performance dates, but shall not be liable in damages or otherwise for delays due to inclement weather, labor or any other cause beyond its control; nor shall the customer be relieved of completion for delays.

Scheduling & Cancellation: Premiere Land Transformations will arrive on scheduled performance date. Schedules are contingent upon weather, accidents, and other delays beyond our control, and shall not be liable for damages due to those delays. Premiere Land Transformations requests that the authorizing party provide at least 24 hours advance notice for cancellation.

Tree Decline or Failure: Premiere Land Transformations will make customer aware of any problems found with trees while on property. It is impossible to know or identify all problems and predict all failures. We will give our best opinion of structural stability and tree health based on visual inspection. Customer acknowledges Premiere Land Transformations is not be responsible for any decline in tree health or failure of tree or damage caused by failure of any or all of tree after our work is completed.



# QUOTE #249

**SENT ON:**

Aug 29, 2025

Stump Removal: Process of utilizing a commercial stump grinder to remove stump to depth of 2 - 4 inches below ground, unless otherwise stated in the proposal. Unless specified in the proposal, stump removal is not included in the price quoted. Grindings from stump removal are not hauled unless specified in this proposal. Surface and subsurface roots beyond the stump are not removed unless specified in this proposal.

heavy.getjobber.com

**Pulvermuller Solutions LLc**

USA

(352) 484-4380

tylerpulvermuller@gmail.com

# Estimate

ADDRESS

Generations Family Salon

ESTIMATE 1235

DATE 08/10/2025

| SERVICE | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| Remove large tree from side yard | | 1 | 1,500.00 | 1,500.00 |
| Remove chain link fence and rail road ties | | 1 | 750.00 | 750.00 |
| Clear side yard of business | | 1 | 600.00 | 600.00 |
| Spread gravel over entire side yard | | 1 | 4,000.00 | 4,000.00 |

TOTAL **$6,850.00**

Accepted By

Accepted Date

**Robert Vass**

**From:** Robert Vass
**Sent:** Monday, August 25, 2025 10:28 AM
**To:** DSStaff
**Cc:** Shawna Chancey
**Subject:** Status Verification for Grant Program: Generations Family Salon

Hi,

We have received a grant application from Generations Family Salon located at 6261 SSE Baseline Rd. I'd like to ask for verification on the following for them:

- No outstanding code violations ✓
- No pending litigation ✓
- No known property issues ✓
- Current with taxes as applicable ✓

Bob

**ROBERT VASS, MPS**
Community Engagement Liaison

5343 SE Abshier Blvd., Belleview, FL 34420
Main: 352-245-7021 ext. 2122
Cell: 352-783-1995
www.belleviewfl.org

Office hours: Mon – Thurs, 7 am – 6 pm, Closed Fridays

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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# Presentation: Property Improvement Grant Application

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** October 7, 2025

**AGENDA ITEM:**

Property Improvement Grant Application Presentation: Repair Logix

**PRESENTING PARTY:**

Robert Vass, Events and Promotions Manager

**ITEM TYPE:**

Presentation

**BACKGROUND:**

Application #: 20250002

Applicant: Repair Logix
Location: 11203 SE 53rd Court
Requested Amount: $2,500

Summary:

- Applicant is seeking grant award to assist with the repaving of business parking lot.
- Property is within City of Belleview limits.
- Application has been reviewed; no outstanding taxes, liabilities, code issues, etc.
- Application score is 12.

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

Grant Application Packet: Repair Logix

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

**Contact:**
Robert Vass
Events and Promotions Manager
5343 SE Abshier Blvd., Belleview, FL 34420
Email: rvass@belleviewfl.org
Telephone: (352) 245-7021 ext. 2122
Fax: (352) 307-7708

**CITY OF BELLEVIEW**
*"City with Small Town Charm"*

# BEAUTIFY BELLEVIEW:
# PROPERTY IMPROVEMENT GRANT PROGRAM

## PROPERTY INFORMATION

Project Name: Resurfacing of parking lot
Project Address: 11203 SE 53rd Ct
Parcel Number: _____

## APPLICANT INFORMATION

Applicant's Name: Luis Morales
Name of person to receive all correspondence if different from applicant:
_____
Applicant's Business Name (if applicable): Repair Logix
Type of business: Retail
Applicant's Mailing Address: 11203 SE 53rd Ct
City: Belleview State: Fl Zip: 34420
Phone number: 352-643-0274 Fax: _____
E-mail address: luis@repairlogix.com
Applicant is: x Property Owner _____ Business Owner/Tenant
How long has the business been at the current location? 2 years
When does your current lease expire? n/a

## PROPERTY OWNER INFORMATION

*(if different from applicant)*
Property Owner's Name: Chapin Holdings
Property Owner's Mailing Address: 11203 SE 53rd CT
City: Belleview State: FL Zip: 34420
Phone number: 352-643-0274 Fax: _____
E-mail address: luis@repairlogix.com

## SCOPE OF WORK: (Check all that apply)

- ☐ Vacant building renovation
- ☐ First floor of a front façade
- ☐ Main entryway/door
- ☐ New addition
- ☐ Handicapped accessibility
- ☐ Architectural/design services
- ☐ Signage
- ☐ Completion of an entire front façade
- ☐ Demolition of an existing building
- ☐ Side façade
- ■ Creation of a new or resurface existing parking lot
- ☐ Rear facade
- ☐ Mural
- ☐ Landscaping (must include trees and shrubs)
- ☐ Removal and replacement of inappropriate or incomplete exterior and restoration of original front façade
- ☐ Other _____

**OFFICE USE ONLY**
Receipt#: R0250002 Fees Rec'd: —
Received by: DV Application Date: 4/24/25

**PROJECT DESCRIPTION**: Write a short statement describing the proposed project and how it will positively contribute to the Commission's redevelopment efforts and provide a positive impact on the property and the City of Belleview. Would the proposed improvements be made without the assistance of this grant program? If not, please explain. (Use additional sheets as necessary.)

Anticipated start date: ASAP Anticipated completion date: _____

Estimated costs of project: $2800 Amount of grant funding requested: 2500

Do you intend to pursue any State or Federal tax incentives or energy rebates? __ Yes __ No X

If yes, what type? _____

Do you intend on pursuing any other local, State, or Federal funding for your project? ☐ Yes ☒ No

If yes, what type? _____

## GENERAL CONDITIONS

It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations. The applicant will not seek to hold the City of Belleview, and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Property Improvement Grant Program or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents. If the applicant fails to perform the work approved by the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the City or designated Committee is done at their own risk, and that such work will jeopardize their grant award. The applicant authorizes the City of Belleview to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Belleview materials and press releases.

**Minimum Complete Application materials include:**

- A completed application form.
- Color photographs of the existing conditions.
- Accurate scaled drawings of the proposed improvements
- Manufacturer's literature and specifications for windows, doors, etc. Samples of materials may be included or may be requested during the review process.
- Any other documentation necessary to illustrate the visual impact of the proposed project.

By applying with the City of Belleview, the applicant authorizes representatives of the City of Belleview to visit the site under application. All applicants will be notified in writing within four (4) weeks from application submission with notification of the approval or denial of their application. Incomplete applications will not be accepted.

**Applicant:**

I, Luis Morales, business owner/tenant of the building at 11203 SE 53rd CT Belleview, FL 34420, have read and understand the terms and conditions of the Property Improvement Grant Program and agree to the general conditions and terms outlined in the application process and guidelines of the façade grant program.

Signature _____ Date 5/6/2025

**STATE OF** Florida **COUNTY OF** Marion

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 9th day of May, 2025 by Luis morales as business owner / tenant of Luis morales, who is personally known to me or who has produced valid FL DL as identification.

NOTARY PUBLIC Amanda Tost

AMANDA TOST
Notary Public - State of Florida
Commission # HH 292842
My Comm. Expires Jul 25, 2026
(Notary Seal)

**Owner Approval for Tenant Applicant**

I, Luis Morales, owner of the building at 11203 SE 53rd Belleview, Fl 34420, have read and understand the terms and conditions of the Property Improvement Grant Program and agree to the general conditions and terms outlined in the application process and guidelines of the façade grant program. I give my consent to the applicant to go forward with façade improvements on the building as outlined in the Scope of Work section of this application.

Signature _____ Date 5/9/25

**STATE OF** Florida **COUNTY OF** Marion

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 9th day of May, 2025 by Luis morales as business owner / tenant of Luis morales, who is personally known to me or who has produced Valid FL DL as identification.

NOTARY PUBLIC Amanda Tost

AMANDA TOST
Notary Public - State of Florida
Commission # HH 292842
My Comm. Expires Jul 25, 2026
(Notary Seal)

**For Official Use Only:**

| | |
|---|---|
| Is this tax delinquent property? | Yes / (No) |
| Is the property in litigation? | Yes / (No) |
| Is the property in condemnation or receivership? | Yes / (No) |
| Is the building on the National Register of Historic Places? | Yes / (No) |
| Are there any existing code violations? | Yes / (No) |

Verified By / Date:

7/23/25

**COMMITTEE APPROVAL**

This application has been reviewed by the City of Belleview or designated committee. The proposed plans for the building meet the goals and guidelines of the façade grant program, and are
□ **approved** □**not approved** for funding.

Project Points Score: 12

Comments:

Date _____

The proposed project involves resurfacing the parking lot of Repair Logix, a locally owned and operated business in the heart of Belleview. This improvement will not only enhance the aesthetic appeal and safety of the property, but it will also contribute to the City of Belleview's broader redevelopment efforts by supporting a clean, modern, and accessible commercial environment. A well-maintained parking area encourages customer traffic, supports local economic growth, and sets a positive example for neighboring businesses.

At this time, Repair Logix does not have the budget to complete this project without the support of the grant program. Assistance through this grant would make these improvements possible, ensuring the property continues to be a valuable and attractive asset to the city and its residents.

# ESTIMATE

**Abbotts Paving & Striping LLC**
5389 160th Ave
Ocklawaha, FL 32179-4179

abbotts.paving.striping@gmail.com
+1 (352) 425-9755
https://abbottspavingandstriping.com/

**Bill to**
repair logic
11203 se 53rd ct Belleview, fl 34420

**Ship to**
repair logic
11203 se 53rd ct Belleview, fl 34420

**Estimate details**
Estimate no.: 1014
Estimate date: 07/01/2025

| # | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|
| 1. | **repair logix parking lot** | sealcoat and stripe proposal<br><br>approximately 5000sqft of asphalt to cleaned free of debris and dirt. two spray coats of commercial grade asphalt sealer mixed to manufacture specification with 3% sand and additive. rate .25 sqft<br>total $1250<br><br>restripe parking lot to existing layout<br>total $550<br><br>asphalt repair<br><br>saw cut and remove failed asphalt on entrance apron. fill with hot mix asphalt and compact to finish grade.<br>minimum charge $700 | 1 | $2,500.00 | $2,500.00 |

**Total** **$2,500.00**

**Accepted date** **Accepted by**

| | |
|---|---|
| ESTIMATE | #26608 |
| SERVICE DATE | Jun 5, 2025 |
| EXPIRATION DATE | Jun 26, 2025 |
| TOTAL | $2,787.00 |

## The Mulch and Stone Superstore Inc


Luis Morales
11203 SE 53rd Ct
Belleview, FL 34420

(352) 693-5839
luis@repairlogix.com


CONTACT US


8545 E Hwy 25
Belleview, FL 34420

(352) 619-4747
mulchandstoneinc@gmail.com


# ESTIMATE

| Services | amount |
|---|---|
| Project Scope - Project Scope<br>Project Scope of all Projects discussed with client<br>Seal the entire parking area 5574 sq ft. | $0.00 |
| Ashpalt - Asphalt Seal Coating<br>Seal all areas discussed with client<br>Price Per SQFT<br>A polymer modified asphalt emulsion based<br>driveway sealer designed to protect asphalt<br>pavement surfaces. Fortified with sand for slip<br>resistance and durability. Allow product<br>to cure at least 24 hours before any traffic<br>1 Year warranty against material defects (residential only)<br>Warranty does not cover Owners neglect or if customer refused patch work prior to seal.<br>Ingredients:<br>Petroleum Asphalt<br>Hydrous Aluminum Silicate<br>Silicon Dioxide<br>Water<br>Blend of Fatty Amines Proprietary<br>Polymer Proprietary | $2,787.00 |

Services subtotal: $2,787.00

| | |
|---|---|
| Subtotal | $2,787.00 |
| Tax (Marion County 7%) | $0.00 |
| **Total** | **$2,787.00** |

Thank you for Allowing us to give you a quote and or work with us on your future project. Your vision is our future and we look forward to working with you.

SEE TERMS AND CONDITIONS on link in email

If you decide to pay Via credit card on here or over the phone, We do charge 5% of total balance!
**Upon Estimate Approval, To allow us to create a work schedule/agenda for our future and yours we Require 10% as a NON REFUNDABLE Down Payment to fit you in our ever so growing schedule. Prior to job arrival, We do require a 50% Deposit to move forward with contract

If court is required, whomever accepts this contract. FULLY understands and agrees they are responsible for any and all court costs, lawyer costs, Lost time, lien costs, etc. Please see "Terms and Conditions" for late payment and interest Penalties
Ask us about job referrals today!

June 4, 2025

# Asphalt Maintenance Proposal

**Submitted to**
Luis Morales
Repair Logix
(352) 693-5839
luis@repairlogix.com

**Contact**
Devon M Freshwater
(352) 732-0900
devon@asphaltsas.com

# Asphalt Maintenance Proposal

## About us

We Solve Problems & Make Pavement Maintenance Simple

Asphalt Sealing & Striping provides pavement design, maintenance & construction services to the residential, commercial, recreational and industrial markets within a 60-mile radius of providing service to the Ocala Fl and surrounding communities.

Asphalt Sealing & Striping is a local female owned company located in Ocala, FL and has been serving Central Florida since 1967. We're licensed and experienced to better serve the needs of our customers. Our business is also a certified drug-free workplace for your peace of mind. We are fully insured with General Liability and Workers Compensation.

**Submitted to**
Luis Morales
(352) 693-5839
luis@repairlogix.com

**Proposal Date** 6/4/2025
**Project ID** 25-0123
**Job Site** 11203 SE 53rd Ct
Belleview, FL 34420

**Contact**
Devon M Freshwater
(352) 732-0900
devon@asphaltsas.com

## Services

### Asphalt Maintenance Estimate

**Asphalt Repair** $2,692.31

1. Our crew will remove of damaged areas and remove debris. Once clean up is complete we will then repair and stabilize the base. Following this process we will installation of FDOT hot mix asphalt and compact.
2. Our firm will level and fill saw cut areas throughout your parking area, shape symmetrically where possible and compact.
3. **Barricading:** We will barricade the work zone while on site.
4. **PLEASE NOTE:** Our pricing has increased due to the continuous increase in prices from our vendors/ suppliers. If you notice that pricing varies from a previous quote, please understand that this is out of our control.

**Standard Sealcoating Specification** $1,240.46

1. The area under consideration comprises approx. 603 square yards.
2. Our firm will complete this project in 1 trip(s).
3. To complete this project with minimal disruption to your operation, we have included the work to be complete on a **Weekend**.
4. We will barricade all areas where we will be working.
5. It is the owners responsibility to have all material, cars, equipment etc removed from the area where the work will take place. ***VIP to see the attached Owner's Responsibility & Conditions page.***
6. All surface will be cleaned of all loose material, weeds, grass and dirt so that the material will adhere to the existing surface.
7. **Oil Spots** will be wire broomed and treated with Petro Seal to help prevent oil & gas bleeding up through the freshly applied sealant.
8. **Sealant Material:** Our firm will install ***2 coats*** of pavement sealer.
9. We will install your sealant by broom and spray application.
10. **Additive:** We will be using silica sand along with 2% polymer latex additive as per the manufacturers specification. This will modify asphalt pavement sealers to achieve faster curing time, outstanding toughness and adhesion, jet-black color, oil and fuel resistance, and reduced power steering and traction marks.
11. This process will carry a (1) year warranty.
12. **PLEASE NOTE**: Our pricing has increased due to the continuous increase in prices from our vendors/

# Asphalt Maintenance Proposal

suppliers. If you notice that pricing varies from a previous quote, please understand that this is out of our control.

**Line Striping** $875.00

1. Our firm will restripe the parking lot area as per the existing layout including painting all parking blocks and curbing.
2. Install a new stop sign and handicap sign to be compliant.
3. All work will be performed so that there is minimal interruption to your facility.
4. **PLEASE NOTE:** Our pricing has increased due to the continuous increase in prices from our vendors/ suppliers. If you notice that pricing varies from a previous quote, please understand that this is out of our control.

**Total:** **$4,807.77**

## Payment Terms & Conditions

- **Commercial Projects:** Standard terms are Net 30. However, if no deposit is provided or if there is a history of delayed payments, terms may be modified at our discretion.
- **Residential Projects**: Payment is due upon receipt of invoice.
- **Projects Over $5,000**: A 50% deposit is required for **ALL** commercial or residential projects exceeding $5,000, unless an exception is granted in writing by administration.

## Acceptance

| | | |
|---|---|---|
| Luis Morales<br>Repair Logix<br>luis@repairlogix.com | Date | Devon M Freshwater<br>Asphalt Sealing<br>devon@asphaltsas.com<br>(352) 732-0900 |

## Legal Terms & Conditions

**A. CHAPTER 558 NOTICE OF CLAIM.** CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

**B. MANDATORY PROVISION REQUIRED BY FLA. STAT. §713.015.**
ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY. OWNER HEREBY ACKNOWLEDGES AND REPRESENTS THAT: 1) OWNER HAS READ AND UNDERSTANDS THIS CONTRACT, INCLUDING ALL PROVISIONS CONTAINED IN THE CONTRACT, THE BASIC TERMS AND ALL EXHIBITS AND ADDENDA ATTACHED TO THIS CONTRACT; 2) THAT OWNER IS BOUND BY ALL OF ITS TERMS AND 3) THAT OWNER IS NOT RELYING ON ANY STATEMENT, PROMISE, CONDITION, DOCUMENT OR STIPULATION NOT SPECIFICALLY REFERENCED OR SET FORTH IN THIS CONTRACT (INCLUDING, BUT NOT LIMITED TO, ANY MARKETING OR OTHER PROMOTIONAL MATERIALS). OWNER HEREBY UNDERSTANDS AND AGREES THAT CONTRACTOR IS RELYING ON THIS ACKNOWLEDGMENT AND REPRESENTATION AND THAT CONTRACTOR WOULD NOT AGREE TO ENTER INTO THIS AGREEMENT WITHOUT SUCH ACKNOWLEDGMENTS AND REPRESENTATIONS.

**C. ATTORNEY FEES.** In the event of any disputes arising out of or in connection with this contract the prevailing party therein shall be entitled to recover reasonable attorney fees and costs, whether same were incurred prior to or during any judicial proceedings, including, but not limited to, any trial or appellate proceedings as well as prior to or during any of the alternative dispute resolution mechanisms whether described herein or otherwise ordered by a court of competent jurisdiction.

**D. GOVERNING LAW AND VENUE**. This Contract shall be construed and enforced in accordance with the laws of the State of Florida and may not be assigned or recorded except with the prior approval of both parties, which approval may be withheld for any reason whatsoever. Venue for any litigation (except for construction lien disputes governed by Chapter 713, Florida Statutes, which must be filed in the County in which the liened property is located) shall be Marion County, Florida.

**E. WAIVER OF JURY TRIAL.** The parties agree to waive their right to a jury trial with respect to all disputes that relate to or arise from this contract or any engagement between the parties.

**F. INTEGRATION CLAUSE**. This Contract and any additional contract documents attached hereto, constitute the complete agreement between the parties and may not be modified except in writing signed by all parties hereto. ORAL REPRESENTATIONS BY EITHER PARTY ARE NOT BINDING AND SHOULD NOT BE RELIED UPON.

**G. CONTRACT CONSTRUCTION**. The parties have both had an opportunity to negotiate and contribute to the content of this agreement. They therefore agree that this contract any alleged ambiguities contained herein shall be construed as if the agreement were drafted by both parties.

## Contract Termination Policy

If a contract is canceled by the client—not by the service provider—a cancellation fee of $250 will be applied. This fee covers administrative, scheduling, and preparation costs incurred prior to the cancellation. The fee is due immediately upon cancellation unless otherwise agreed upon in writing. The service provider reserves the right to cancel this policy at any time if and when necessary.

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

# Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

**Give Form to the requester. Do not send to the IRS.**

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Freshwater Enterprises INC

2 Business name/disregarded entity name, if different from above
Asphalt Sealing + Striping

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

**Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

*(Applies to accounts maintained outside the U.S.)*

5 Address (number, street, and apt. or suite no.) See instructions.
P.O. Box 121616

Requester's name and address (optional)

6 City, state, and ZIP code
Ocala, FL 34470

7 List account number(s) here (optional)

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

**Social security number**
☐☐☐ - ☐☐ - ☐☐☐☐

or

**Employer identification number**
85 - 3509093

## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here** Signature of U.S. person ▶ Mallory Freshwater Date ▶ 1/2/24

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding.* See What is backup withholding, *later.*

# Local Business Tax Receipt

**FOR**

# ASPHALT SEALING & STRIPING

| | |
|---|---|
| **BUSINESS LICENSE NUMBER:** | **A32861** |
| **AUTHORIZED BUSINESS LOCATION:** | **1726 NE 8 RD** |
| **TYPE OF BUSINESS:** | **Contractors** |
| **SUBTYPE:** | **SUB CONTRACTOR** |

# EXPIRES: 9/30/2025

**THIS PERMIT IS ISSUED FOR THE PERIOD AS STATED ABOVE AND MUST BE CONSPICUOUSLY DISPLAYED AT ALL TIMES.**

| | |
|---|---|
| **Professionals - All Professionals**<br>All Professionals | $75.00 |

**ISSUED BY:**
**City of Ocala**
**Growth Management Department**
**201 SE 3RD Street (2nd floor)**
**Ocala, Florida 34471**
**352-629-8421**

**LICENSE ISSUED TO:**
ASPHALT SEALING & STRIPING
PO BOX 1266
OCALA Florida 34478-1266
United States

**Pursuant to Section 62-75, Issuance of a Business Tax Certificate and Occupational License does not imply compliance with Chapter 122, Zoning**

**NOTICE:**
**IF YOU ARE NO LONGER IN BUSINESS, OR GO OUT OF BUSINESS, YOU ARE REQUIRED TO NOTIFY THE "ONE STOP PERMIT CENTER" AT 629-8421 TO CLOSE THIS CERTIFICATE OR PENALTIES COULD APPLY.**

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/07/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | | | |
|---|---|---|---|
| **PRODUCER** | | **CONTACT NAME:** Tammy Stephens | |
| Brown & Brown Insurance Services, Inc.<br>1720 SE 16th Avenue, Suite 301<br>Ocala FL 34471 | | **PHONE (A/C, No, Ext):** (352) 732-5010 | **FAX (A/C, No):** (352) 732-5344 |
| | | **E-MAIL ADDRESS:** Tammy.Stephens@bbrown.com | |
| | | **INSURER(S) AFFORDING COVERAGE** | **NAIC #** |
| | | **INSURER A :** FCCI Insurance Company | 10178 |
| **INSURED** | | **INSURER B :** | |
| Freshwater Enterprises, Inc, DBA: Asphalt Sealing and Striping<br>1726 NE 8th Road<br>Ocala FL 34470 | | **INSURER C :** | |
| | | **INSURER D :** | |
| | | **INSURER E :** | |
| | | **INSURER F :** | |

**COVERAGES** **CERTIFICATE NUMBER:** 24-25 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | [X] COMMERCIAL GENERAL LIABILITY<br>[ ] CLAIMS-MADE [X] OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>[ ] POLICY [X] PRO-JECT [ ] LOC<br>[ ] OTHER: | | | GL10008900501 | 12/16/2024 | 12/16/2025 | EACH OCCURRENCE | $ 1,000,000 |
| | | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | $ 100,000 |
| | | | | | | | MED EXP (Any one person) | $ 5,000 |
| | | | | | | | PERSONAL & ADV INJURY | $ 1,000,000 |
| | | | | | | | GENERAL AGGREGATE | $ 2,000,000 |
| | | | | | | | PRODUCTS - COMP/OP AGG | $ 2,000,000 |
| | | | | | | | Property damage-single | $ |
| A | AUTOMOBILE LIABILITY<br>[X] ANY AUTO<br>[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS<br>[ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY<br>[X] PIP $10,000 | | | CA1008900401 | 12/16/2024 | 12/16/2025 | COMBINED SINGLE LIMIT (Ea accident) | $ 1,000,000 |
| | | | | | | | BODILY INJURY (Per person) | $ |
| | | | | | | | BODILY INJURY (Per accident) | $ |
| | | | | | | | PROPERTY DAMAGE (Per accident) | $ |
| | | | | | | | Uninsured motorist | $ 1,000,000 |
| | [ ] UMBRELLA LIAB [ ] OCCUR<br>[ ] EXCESS LIAB [ ] CLAIMS-MADE<br>[ ] DED [ ] RETENTION $ | | | | | | COMBINED SINGLE LIMIT EACH OCCURRENCE | $ |
| | | | | | | | AGGREGATE | $ |
| | | | | | | | | $ |
| A | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N<br>If yes, describe under DESCRIPTION OF OPERATIONS below | N/A | | WC010008900601 | 12/16/2024 | 12/16/2025 | [X] PER STATUTE [ ] OTH-ER | |
| | | | | | | | E.L. EACH ACCIDENT | $ 1,000,000 |
| | | | | | | | E.L. DISEASE - EA EMPLOYEE | $ 1,000,000 |
| | | | | | | | E.L. DISEASE - POLICY LIMIT | $ 1,000,000 |
| | | | | | | | | |

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Sample certificate

**CERTIFICATE HOLDER**

Freshwater Enterprises, Inc, DBA: Asphalt Sealing and Striping
1726 NE 8th Road
Ocala FL 34470

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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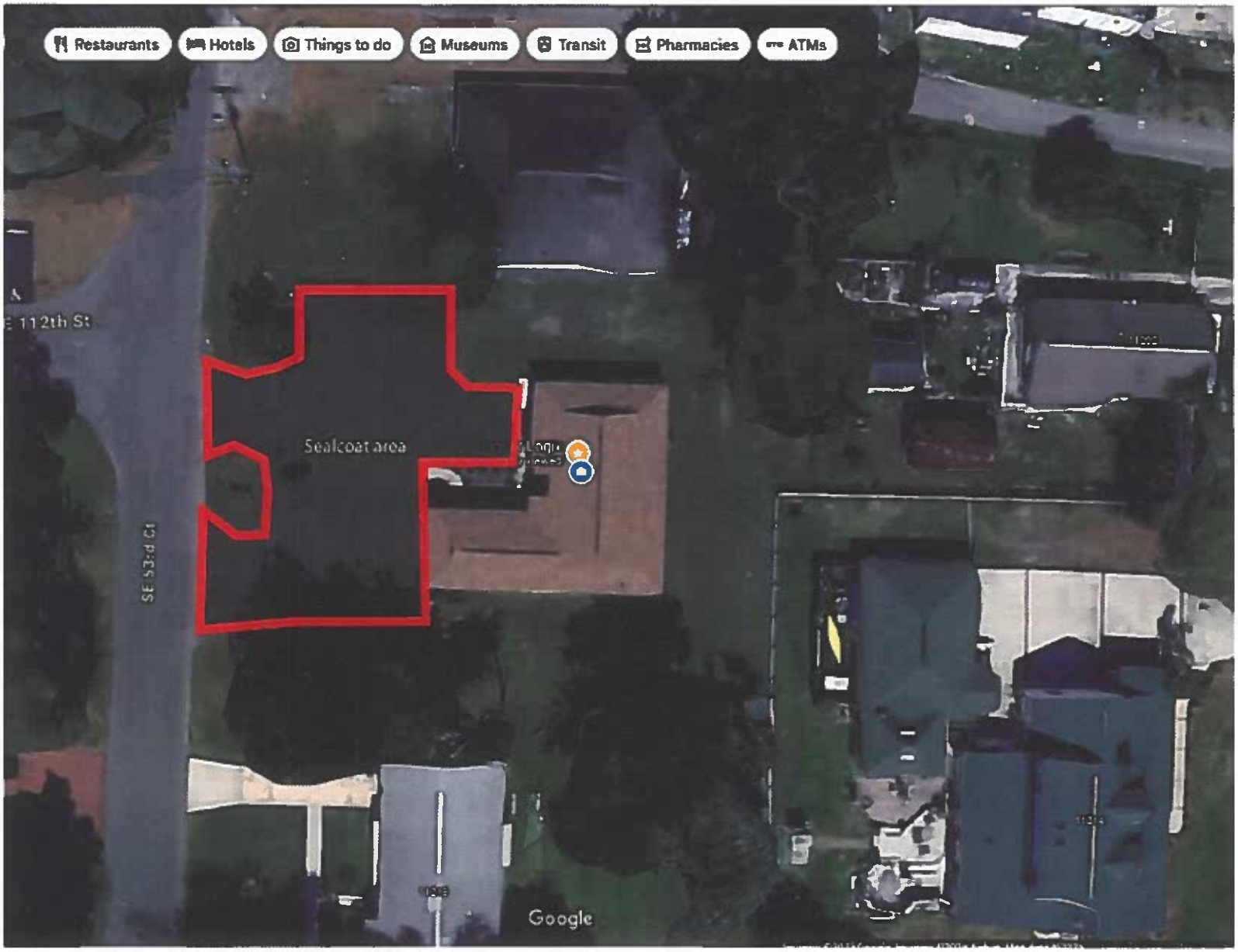
## Robert Vass

**From:** luis Morales <luis@repairlogix.com>
**Sent:** Monday, July 21, 2025 2:36 PM
**To:** Robert Vass
**Subject:** Beautify Belleview
**Attachments:** repair logix.jpg; parking 1.jpg; PXL_20250703_141140904.jpg; PXL_20250703_141220808.jpg; PXL_20250703_141225592.jpg; PXL_20250703_141209727.jpg

Caution: This email originated outside of the City of Belleview. Do not click links or open attachments unless you recognize the sender and know the content is safe.

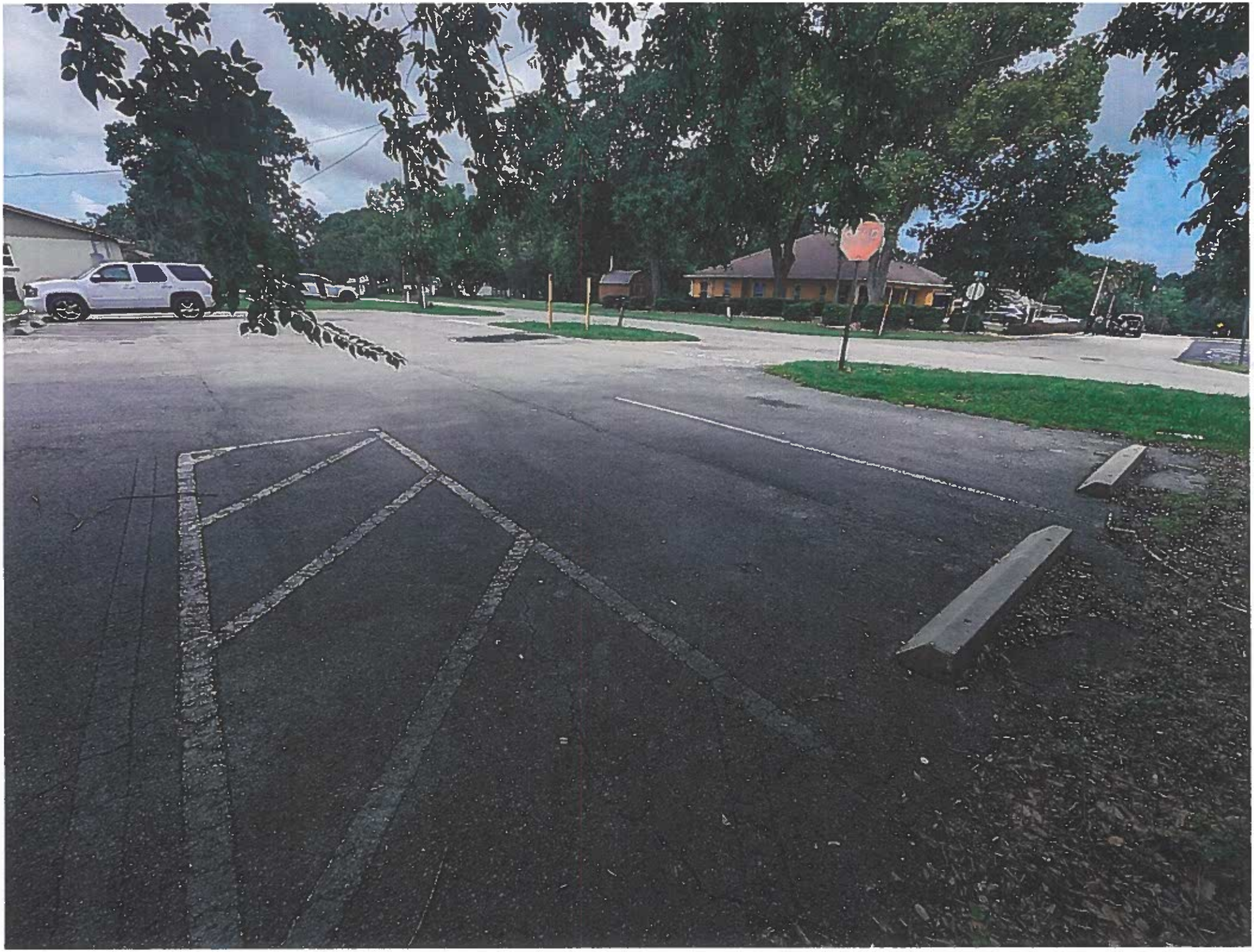
Hi Robert,
Thank you for taking the time to speak with me earlier today.
Attached you'll find the pictures of the project.

Thank you
--
***Luis Morales***
Repair Logix
352-693-5839
11203 SE 53rd Ct
Belleview, FL 34420


Restaurants
Hotels
Things to do
Museums
Transit
Pharmacies
ATMs
E 112th St
SE 53rd Ct
Sealcoat area
Google







## Robert Vass

**From:** DSStaff
**Sent:** Tuesday, July 22, 2025 7:43 AM
**To:** Robert Vass
**Subject:** RE: Property Improvement Grant Verification: Repair Logix (20250002)

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

Good Morning,

They are current for Business Tax Receipt, there is a $52.05 balance due by 9/30/25 for the next fiscal year that has not been paid as of today.

I do not see any Code Violations, I am unaware of any litigation or property issues.

Thank you,

**Nicole Earwood**
Development Services Specialist, CBTO

5525 SE 119th St., Belleview, FL 34420
Main: 352-245-7021 ext. 2105
www.belleviewfl.org

Office hours: Mon – Thurs, 7 am – 5pm, Closed Fridays

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

---

**From:** Robert Vass <RVass@belleviewfl.org>
**Sent:** Monday, July 21, 2025 4:35 PM
**To:** DSStaff <DSStaff@belleviewfl.org>
**Cc:** Shawna Chancey <schancey@belleviewfl.org>
**Subject:** Property Improvement Grant Verification: Repair Logix (20250002)

Hi,

# Unscheduled Audience

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** October 7, 2025

**AGENDA ITEM:**

Unscheduled Audience

**PRESENTING PARTY:**

Mayor Dobkowski

**ITEM TYPE:**

Unscheduled Audience

**BACKGROUND:**

Protocol:

1. Please speak clearly, stating your name and address for the record.
2. Each speaker is allowed a maximum of three (3) minutes, unless allotted more time by the Mayor.
3. Citizen comments will be directed to the City Commission and not addressed to a single staff person or the City Attorney, unless so directed by the Mayor.
4. Please give any documents or packets you may have for distribution to the Commission to the City Clerk. If you wish to have them distributed immediately, eight copies will be required.
5. After stating your concern or suggestion to the Commission, please take your seat.

***While we understand the emotional aspect of some topics, we ask that you remain civil and respectful.***

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# City Clerk: Updates

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** October 7, 2025

**AGENDA ITEM:**

Updates: City Clerk

**PRESENTING PARTY:**

Lezli Merritt, City Clerk

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# Development Services: Updates

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** October 7, 2025

**AGENDA ITEM:**

Updates: Development Services

**PRESENTING PARTY:**

Shawna Chancey, Development Services Director

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# Finance Department: Updates

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** October 7, 2025

**AGENDA ITEM:**

Updates: Finance Department

**PRESENTING PARTY:**

Donna Morse, Deputy Finance Director

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# Public Works: Updates

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** October 7, 2025

**AGENDA ITEM:**

Updates: Public Works Department

**PRESENTING PARTY:**

Bob Titterington, Public Works Director

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# Chief of Police: Updates

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** October 7, 2025

**AGENDA ITEM:**

Updates: Chief of Police

**PRESENTING PARTY:**

Terry Holland, Chief of Police

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# Information Technology: Updates

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** October 7, 2025

**AGENDA ITEM:**

Updates: Information Technology

**PRESENTING PARTY:**

Kevin Towne, IT Director

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# City Attorney: Updates

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** October 7, 2025

**AGENDA ITEM:**

Updates: City Attorney

**PRESENTING PARTY:**

Mariah Moody, City Administrator

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# City Administrator: Interlocal Agreement

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** October 7, 2025

**AGENDA ITEM:**

City Administrator: Interlocal Agreement with Marion County - Fire Rescue Impact Fees

**PRESENTING PARTY:**

Mariah Moody, City Administrator

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

The Board of County Commissioners of Marion County adopted Ordinance No. 2025-17, the Marion County Fire Rescue Impact Fee Ordinance, imposing an impact fee for fire rescue services on new development within Marion County, including the City of Belleview. The city's building department will collect the Fire Rescue Impact Fee with an administrative fee of 3% and will transfer the remainder to Marion County on a quarterly basis.

**RECOMMENDED ACTIONS:**

Motion to approve the Interlocal Agreement with Marion County for Fire Rescue Impact Fees

**ATTACHMENTS:**

Draft Interlocal Agreement with Marion County - Fire Rescue Impact Fees

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

CITY OF BELLEVIEW, FLORIDA
AND
BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA

---

# INTERLOCAL AGREEMENT
# FOR THE COLLECTION AND EXPENDITURE OF IMPACT FEES
# (FIRE RESCUE SERVICES)

---

THIS INTERLOCAL AGREEMENT ("Agreement") is made and entered into this ___ day of October, 2025, by and between the CITY OF BELLEVIEW, FLORIDA, a Florida municipal corporation, whose address is 5343 S.E. Abshier Boulevard, Belleview, Florida 34420 (hereinafter CITY), and the BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 601 S.E. 25th Avenue, Ocala, Florida 34471 (hereinafter COUNTY).

WITNESSETH:

WHEREAS, pursuant to its home rule powers and applicable law, including Chapter 163, *Florida Statutes*, on or about May 23, 2025, the Board of County Commissioners of Marion County, Florida adopted Ordinance No. 2025-17, the "Marion County Fire Rescue Impact Fee Ordinance" (hereinafter, "the "Ordinance") imposing an impact fee for fire rescue services (hereinafter "Fire Rescue Impact Fee") on new development within Marion County, Florida, including within the corporate boundaries of the City of Belleview, Florida; and

WHEREAS, the effective date of the new rate schedule for the Ordinance is October 1, 2025; and

WHEREAS, the Ordinance requires that the Fire Rescue Impact Fee be collected at the time that a certificate of occupancy is issued by the authority having jurisdiction over the new development and/or construction which is subject to the fee; and

WHEREAS, the Board of County Commissioners of Marion County, Florida desires to coordinate with the City of Belleview, Florida to provide for the collection of the Fire Rescue Impact Fee by the City at the time of issuance of a certificate of occupancy for new development within the jurisdiction of the City; and

WHEREAS, Section 163.01, *Florida Statutes*, known as the "Florida Interlocal Cooperation Act of 1969," authorizes local governments to enter into interlocal agreements to cooperatively exercise their powers and responsibilities; and

WHEREAS, the Board of County Commissioners of Marion County, Florida and the City of Belleview, Florida desire to enter into such an interlocal agreement to establish the terms and conditions governing the collection, remittance, accounting, and reporting of the Fire Rescue Impact Fees collected by the CITY on behalf of the COUNTY; and

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WHEREAS, the City Commission of the City of Belleview, Florida ("CITY"), and the Board of County Commissioners of Marion County, Florida (COUNTY"), find and determine that entry into this interlocal agreement and the articulation of the terms and conditions governing the collection, remittance, accounting, and reporting of the Fire Rescue Impact Fees collected by the CITY on behalf of the COUNTY herein serves a public purpose and furthers the protection of the health, safety and welfare of the citizens of the City of Belleview, Florida and Marion County, Florida; and

WHEREAS, the City Council of the City of Belleview, Florida and the Board of County Commissioners of Marion County, Florida find and determine that entry into this interlocal agreement and the articulation of the terms and conditions governing the collection, remittance, accounting, and reporting of the Fire Rescue Impact Fees collected by the CITY on behalf of the COUNTY contained herein are in the best interest of the City of Belleview, Florida, Marion County, Florida and their citizens; and

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties agree as follows:

Section 1. Ratification, Adoption and Incorporation of Recitals.

CITY and COUNTY ratify the above-outlined recitals as true and correct; adopt and incorporate them herein as part and parcel of this Agreement.

Section 2. Purpose and Authority for Agreement.

A. This Agreement is entered into for the purpose of outlining the terms and conditions governing the collection, remittance, accounting, and reporting of Fire Rescue Impact Fees collected by the CITY on behalf of COUNTY.

B. This Agreement is entered into pursuant to:

i. The authority granted by Chapter 163, *Florida Statutes*; and

ii. The authority and powers of CITY and COUNTY as articulated in Chapter 166, *Florida Statutes*, and Chapter 125, *Florida Statutes*, respectively; and

iii. Marion County Ordinance No. 2025-17.

iv. Other relevant provisions of Florida law.

Section 3. Collection and Remittance of Fire Rescue Impact Fees.

A. Collection of Fire Rescue Impact Fees.

CITY agrees to collect the Fire Rescue Impact Fee, as established by the Ordinance at the time of issuance of a certificate of occupancy for all new development subject to the Fire Rescue Impact Fee within CITY's jurisdiction.

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B. Amount of EMS Impact Fees to be Collected.

i. CITY shall collect the Fire Rescue Impact Fee in the amount(s) set forth in the schedule of fees in §10-340(b) of the Ordinance , which is also attached hereto as **Exhibit 1** and incorporated herein by reference.

ii. CITY and COUNTY understand, acknowledge and agree that COUNTY may, from time to time, amend said schedule of fees and:

a. COUNTY shall provide CITY with notice of any amendments to said schedule of fees as soon as is practical following adoption of the same; and

b. CITY agrees to collect the Fire Rescue Impact Fee as set forth in schedule of fees most recently adopted by COUNTY and provided by COUNTY to CITY as required herein.

C. Administrative Fee for Collection of Fire Rescue Impact Fees.

i. CITY may collect, in addition to the amount of the Fire Rescue Fee, an administrative fee set by the CITY for the collection of Fire Rescue Impact Fees in accordance with this agreement.

ii. The amount of the administrative fee imposed by CITY shall be based on CITY's actual costs of its collections processing.

D. Remittance of Fire Rescue Impact Fees.

CITY shall remit to COUNTY all Fire Rescue Impact Fees collected, less the administrative fee outlined above and herein on a quarterly basis, by the 10th day of the month following said quarter.

Section 4. Accounting for Fire Rescue Impact Fees.

A. Accounting for Fire Rescue Impact Fees Collected by City of Belleview, Florida.

COUNTY shall account for all Fire Rescue Impact Fees collected within the corporate limits of the City of Belleview, Florida separately from other Fire Rescue Impact Fees collected elsewhere in Marion County, Florida and shall maintain records identifying the amounts collected within the City.

B. Quarterly Reporting of Fire Rescue Impact Fees.

COUNTY shall provide to CITY on not less than a quarterly (four times per calendar year) basis, a written report detailing the following:

i. The total amount of Fire Rescue Impact Fees collected within the CITY during the preceding quarter;



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ii. The cumulative amount of Fire Rescue Impact Fees collected within the CITY to date;

iii. The expenditures made from Fire Rescue Impact Fees collected within the CITY during the preceding quarter, including the purpose and location of each expenditure;

iv. With respect to each expenditure reported, COUNTY shall make its best effort to identify the manner in which any such expenditure provided a benefit, particularly but not necessarily limited to, the benefit of reduced emergency medical services response time(s) to CITY; and

v. The balance of unexpended Fire Rescue Impact Fees collected within the CITY as of the end of the reporting period.

C. Each quarterly report shall be delivered to the CITY no later than thirty (30) days after the end of each calendar quarter.

Section 5. Expenditure of Fire Rescue Impact Fees.

The Fire Rescue Impact Fees collected by CITY and remitted to COUNTY as outlined above and herein shall be expended by COUNTY:

A. In accordance with Chapter 163, Florida Statutes;

B. In accordance with the Ordinance; and

C. So as to ensure that all EMS Impact Fees collected by CITY for new development which is subject to the fee are expended in a manner which provides a benefit to said development, particularly but not necessarily limited to, the benefit of reduced emergency medical services response time(s).

Section 6. Term of Agreement.

This Agreement shall take effect as outlined in Section 30. below and herein and shall remain in full force and effect until terminated by either party as provided for in Section 7. below and herein.

Section 7. Termination of Agreement

A. Either CITY or COUNTY may, at its discretion, with or without cause, including at and for its convenience, terminate this Agreement upon the provision of ninety (90) days written notice to the other party.

B. In the event of termination, CITY shall, as soon as is practical, remit to COUNTY all Fire Rescue Impact Fees collected but not yet remitted as of the date of termination, and



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COUNTY shall continue to provide CITY with the reports described in Section 4 of this Agreement regarding any unexpended Fire Rescue Impact Fees previously collected by CITY until such time as said funds are fully expended.

Section 8. Filing of Agreement.

In accordance with the requirements of Section 163.01(11), *Florida Statutes*, this Agreement shall be filed with the Clerk of the Circuit Court for Marion County, Florida, or recorded in the Official Records of Marion County, Florida.

Section 9. Notices to Parties.

A. All notices, certifications or communications required by this Agreement shall be given in writing and shall be deemed delivered when personally served, or when received if by facsimile transmission with a confirming copy mailed by registered or certified mail, postage prepaid, return receipt requested.

B. Notices can be concurrently delivered by e-mail.

C. All notices shall be addressed to the respective parties as follows:

If to CITY:

City of Belleview, Florida
Attention: City Administrator
5343 S.E. Abshier Blvd.
Belleview, Florida 34420

With copies to:

City Clerk
City of Belleview
5343 Abshier Blvd.
Belleview, Florida 34420
Telephone 352-245-7021
Electronic Mail: lmerritt@belleviewfl.org

and

City Attorney
City of Belleview
5343 S.E. Abshier Blvd.
Belleview, Florida 34420
Telephone 352-812-1201
Electronic Mail flandt3@yahoo.com

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If to COUNTY:

Marion County Administration
601 SE 25th Avenue
Ocala, Florida 34471
Telephone: 352-438-2330

With a copy to:

County Attorney
601 SE 25th Avenue
Ocala, Florida 34471
Telephone: 352-438-2330

Section 10. Compliance with Applicable Laws and Regulations.

With respect to its consideration and adoption of the Ordinance and its collection administration and expenditure of Fire Rescue Impact Fees, COUNTY represents and certifies to CITY that COUNTY has and shall continue to comply with all applicable federal, state, and local laws, regulations, and ordinances, specifically including those established by Chapter 163, *Florida Statutes*, relating to impact fees.

Section 11. Waiver of Liability by the Parties

CITY and COUNTY, on behalf of themselves, their elected officials, administrators, employees, volunteers, and agents, and/or representatives, hereby waive and release any and all claims or rights that they have, had, has or will have against the each other and their elected and appointed officials, employees, agents, volunteers, and representatives, together with their heirs, representatives, successors, executors, administrators and assigns, for any and all injuries and any other kind of damages arising out of or suffered in connection with their agreements contained herein.

Section 12. Indemnification by the Parties.

A. Subject to the limitations outlined in Section 768.28, Florida Statutes, COUNTY agrees to indemnify, hold harmless, and defend CITY, and its elected and appointed officials, employees, agents, volunteers, and representatives, together with CITY's heirs, representatives, successors, executors, administrators and assigns, from and against any and all suits and actions including attorney fees and all costs of litigation and judgments, claims for damages or injuries of whatever kind or character, whether real, personal or mixed, arising out of, resulting from, or occurring in connection with this Agreement and arising out of the sole negligence, recklessness, or intentional act or omission of COUNTY.

B. Subject to the limitations outlined in Section 768.28, *Florida Statutes*, CITY agrees to indemnify, hold harmless, and defend COUNTY, and its elected and appointed officials, employees, agents, volunteers, and representatives, together with COUNTY's heirs,



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representatives, successors, executors, administrators and assigns, from and against any and all suits and actions including attorney fees and all costs of litigation and judgments, claims for damages or injuries of whatever kind or character, whether real, personal or mixed, arising out of, resulting from, or occurring in connection with this Agreement and arising out of the sole negligence, recklessness, or intentional act or omission of CITY.

C. CITY and COUNTY understand, acknowledge and agree that there is a possibility for litigation challenging the validity of the Fire Rescue Impact Fee, by virtue of compliance with the requirements of Chapter 163, *Florida Statutes*, including but not necessarily limited to the methodology utilized in the development and imposition of the Fire Rescue Impact Fee, the procedure for the implementation of the Fire Rescue Impact Fee or the expenditure of funds collected from the EMS Impact Fee.

D. COUNTY agrees to indemnify, hold harmless and defend CITY from all claims, suits and actions, including all costs of the litigation, attorneys' fees and any judgment(s) against CITY for the same, arising from said litigation challenging the validity of the Fire Rescue Impact Fee as imposed by COUNTY through the Ordinance, where CITY becomes involved pursuant to the collection of the Fire Rescue Impact Fee as outlined above and herein.

E. Nothing in this section shall be construed to constitute an agreement for CITY or COUNTY to indemnify and hold harmless the other for that party's own negligent, willful, or intentional acts or omissions.

Section 13. No Waiver of Sovereign Immunity.

A. Nothing contained herein is intended to waive sovereign immunity by the CITY or COUNTY to which sovereign immunity may be applicable, or of any rights or limits of liability existing under Section 768.28, Florida Statutes.

B. This provision shall survive the termination of all performance or obligations under this Agreement and shall be fully binding until any proceeding brought under this Agreement is barred by any applicable statute of limitations.

Section 14. Provision for Public Records.

CITY and COUNTY shall comply with all applicable provisions of the Florida Public Records Act, Chapter 119, *Florida Statutes*. Specifically, they shall:

A. Keep and maintain public records required by the public agency to perform the service.

B. Upon request from either public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied

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within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if they do not transfer the records to the public agency.

D. Upon completion of the contract, transfer, at no cost, to the public agency all public records in their possession or keep and maintain public records required by the public agency to perform the service. If either party transfers all public records to the public agency upon completion of the contract, they shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If either party keeps and maintains public records upon completion of the contract, they shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

E. Any party who fails to provide public records to the other within a reasonable time may be subject to penalties under section 119.10, *Florida Statutes*.

IF CITY AND/OR COUNTY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THEIR DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY COMMISSION OF BELLEVIEW, FLORIDA
BELLEVIEW CITY CLERK
5343 S.E. ABSHIER BLVD., BELLEVIEW, FLORIDA 34420
TELEPHONE: 352-245-7021
E-MAIL: lmerritt@belleviewfl.org

BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA
601 SE 25th AVENUE, OCALA, FLORIDA 34471
TELEPHONE: 352-438-2330
E-MAIL: PublicRecords@marionfl.org

Section 15. Amendment(s) to Agreement.

Any amendments to this Agreement must be made in writing and signed by both parties.

Section 16. Entirety of Agreement.

A. This Agreement, including exhibits, (if any) constitutes the entire agreement between the parties hereto with respect to the subject matter hereof and there are no other

representations, warranties, promises, agreements or understandings, oral, written or implied, among the Parties, except to the extent reference is made thereto herein.

B. No course of prior dealings between the parties and no usage of trade shall be relevant or admissible to supplement, explain, or vary any of the terms of this Agreement.

C. No representations, understandings, or agreements have been made or relied upon in the making of this Agreement other than those specifically set forth herein.

Section 17. Wavier of Agreement Provisions.

A. The failure or delay of any party at any time to require performance by another party of any provision of this Agreement, even if known, shall not affect the right of such party to require performance of that provision or to exercise any right, power or remedy hereunder.

B. Any waiver by any party of any breach of any provision of this Agreement should not be construed as a waiver of any continuing or succeeding breach of such provision, a waiver of the provision itself, or a waiver of any right, power or remedy under this Agreement.

C. No notice to or demand on any party in any circumstance shall, of itself, entitle such party to any other or further notice or demand in similar or other circumstances.

Section 18. Severability of Agreement Provisions.

Wherever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under the applicable law and, should any portion of this Agreement be declared invalid for any reason, such declaration shall have no effect upon the remaining portions hereof.

Section 19. Mutuality of Negotiation.

CITY and COUNTY understand, acknowledge and agree that this Agreement is a result of negotiations between CITY and COUNTY, and the Agreement shall not be construed in favor of, or against, either party because of that party having been more involved in the drafting of the same.

Section 20. Rights of Third Parties.

A. Nothing in this Agreement, whether express or implied, is intended to confer any rights or remedies under or because of this Agreement on any persons other than the parties hereto and their respective legal representatives, successors and permitted assigns.

B. Nothing in this Agreement is intended to relieve or discharge the obligation or liability of any third persons to any party to this Agreement, nor shall any provision give any third persons any right of subrogation or action over or against any party to this Agreement.

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Section 21. Governing Law for Agreement.

This Agreement is and shall be deemed to be a contract entered and made pursuant to the laws of the State of Florida and shall in all respects be governed, construed, applied and enforced in accordance with the laws of the State of Florida.

Section 22. Jurisdiction and Venue for Proceedings.

A. The parties acknowledge that a majority of the negotiations, anticipated performance and execution of this Agreement occurred or shall occur in Marion County, Florida and any civil action or legal proceeding arising out of or relating to this Agreement shall be brought only in the courts of record of the State of Florida in Marion County or the United States District Court, Middle District of Florida, Ocala Division.

B. Each party consents to the exclusive jurisdiction of such court in any such civil action or legal proceeding and waives any objection to the laying of venue of any such civil action or legal proceeding in such court and/or the right to bring an action or proceeding in any other court. Service of any court paper may be effected on such party by mail, as provided in this Agreement, or in such other manner as may be provided under applicable laws, rules of procedures or local rules.

Section 23. Waiver of Trial by Jury.

IN ANY CIVIL ACTION, COUNTERCLAIM, OR PROCEEDING, WHETHER AT LAW OR IN EQUITY, WHICH ARISES OUT OF, CONCERNS, OR RELATES TO THIS AGREEMENT, ANY AND ALL TRANSACTIONS CONTEMPLATED HEREUNDER, THE PERFORMANCE HEREOF, OR THE RELATIONSHIP CREATED HEREBY, WHETHER SOUNDING IN CONTRACT, TORT, STRICT LIABILITY, OR OTHERWISE, TRIAL SHALL BE TO A COURT OF COMPETENT JURISDICTION AND NOT TO A JURY. EACH PARTY HEREBY IRREVOCABLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY. NEITHER PARTY HAS MADE OR RELIED UPON ANY ORAL REPRESENTATIONS TO OR BY ANY OTHER PARTY REGARDING THE ENFORCEABILITY OF THIS PROVISION. EACH PARTY HAS READ AND UNDERSTANDS THE EFFECT OF THIS JURY WAIVER PROVISION.

Section 24. Recovery of Attorneys' Fees.

If any civil action, arbitration or other legal proceeding is brought for the enforcement of this Agreement or because of an alleged dispute, breach, default or misrepresentation in connection with any provision of this Agreement, the successful or prevailing party shall be entitled to recover reasonable attorneys' fees, sales and use taxes, court costs and all expenses reasonably incurred (including, without limitation, all such fees, taxes, costs and expenses incident to arbitration, appellate, and post-judgment proceedings), incurred in that civil action, arbitration or legal proceeding, in addition to any other relief to which such party or parties may be entitled. Attorneys' fees shall include, without limitation, paralegal fees, investigative fees, administrative costs, and all other charges reasonably billed by the attorney to the prevailing party.

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Section 25. Reference to Parties.

Each reference herein to the parties shall be deemed to include their successors, assigns, heirs, administrators, and legal representatives, all of whom shall be bound by the provisions hereof.

Section 26. Section Headings in Agreement.

The section headings herein are included for convenience only and shall not be deemed to be a part of this Agreement.

Section 27. Execution in Counterparts.

This Agreement may be executed in counterparts, each of which shall be considered to be an original and all of which shall constitute the same instrument.

Section 8. Execution in by Electronic Signature.

A. CITY and COUNTY, if and by offering an electronic signature in any form whatsoever, will accept and agree to be bound by said electronic signature to all terms and conditions of this Second Amendment.

B. A duplicate or copy of this Agreement that contains a duplicated or non-original signature will be treated the same as an original, signed copy of this original Agreement for all purposes.

Section 29. Legal Authority to Execute Agreement.

Each person signing on behalf of either party individually warrants that they have full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained herein.

Section 30. Effective Date of Agreement.

This Agreement shall be effective upon execution by both CITY and COUNTY and the filing of this Agreement with the Clerk of the Circuit Court of Marion County, Florida.

*The remainder of this page intentionally left blank.*

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IN WITNESS WHEREOF, the parties have signed and set their seals and executed this interlocal agreement this _____ day of _____ 2025.

CITY OF BELLEVIEW, FLORIDA,
a Florida municipal corporation,

_____
By: CHRISTINE K. DOBKOWSKI, as Mayor

_____ _____
WITNESS 1 (signature) WITNESS 2 (signature)

_____ _____
WITNESS 1 (printed name and address) WITNESS 2 (printed name and address)

ATTEST:

_____
By: LEZLI MERRITT, as City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____
By: FRED LANDT, ESQ. as City Attorney

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BOARD OF COUNTY COMMISSIONERS
OF MARION COUNTY, FLORIDA,
a political subdivision of the State of Florida,

_____

By: KATHY BRYANT, as its Chairwoman

ATTEST:

_____

By: GREGORY C. HARRELL, as
Clerk of the Court and Comptroller and Clerk to the Board

APPROVED AS TO FORM AND LEGALITY:

_____

By: MATTHEW GUY MINTER, as
County Attorney

# City Administrator: Utility Billing Discussion

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** October 7, 2025

**AGENDA ITEM:**

City Administrator: Utility Billing Discussion

**PRESENTING PARTY:**

Mariah Moody, City Administrator

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

**RECOMMENDED ACTIONS:**

Discuss

**ATTACHMENTS:**

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# City Administrator: Vacant Finance Position

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** October 7, 2025

**AGENDA ITEM:**

City Administrator: Vacant Finance Position

**PRESENTING PARTY:**

Mariah Moody, City Administrator

**ITEM TYPE:**

Action Items

**BACKGROUND:**

The Finance Director position is currently vacant. Staff is requesting Commission direction on which position to advertise for, Finance Director or Comptroller/Chief Financial Officer, and permission to begin the recruitment process.

**RECOMMENDED ACTIONS:**

Discussion and direction regarding filling the vacant finance position

**ATTACHMENTS:**

Finance Director vs Comptroller Comparison

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# Finance Director vs Comptroller/CFO – Comparison Chart

| Category | Finance Director | Comptroller / CFO |
|---|---|---|
| Primary Focus | Department Head and CFO role overseeing the entire Finance Department, including budgeting, audits, utility billing, customer service, payroll, and strategic planning. | CFO role focused strictly on financial integrity and oversight. Emphasizes internal controls, audit readiness, and budget transparency without overseeing customer service or other non-finance operations. |
| Key Responsibilities | • Leads and manages full Finance Department<br>• Oversees budgeting, audits, TRIM, payroll, utility billing, and customer service<br>• Responsible for department-level supervision and performance evaluations<br>• Direct liaison to external auditors and financial consultants | • Develops and oversees city budget<br>• Manages TRIM compliance, financial reporting, and audit preparation<br>• Reviews expenditures, salary allocations, and capital plans<br>• Coordinates with external auditors, HR, and departments for fiscal accuracy |
| Direct Reports | Reports to Commission Supervises Finance staff including accounts payable, customer service, senior accountant, and utility billing team | Reports to City Administrator supervises Finance Manager, & Senior Accountant, depending on structure on work duties related to budget and audit |
| Typical Salary Range | $99,228 – $158,418 (Belleview-approved range) | $115,000 – $165,000 (Florida market estimate depending on experience & Credentials |
| Recommended Use | Best when the City seeks a comprehensive financial and operational leader responsible for all fiscal and departmental functions under one office | Best when City wants to separate financial governance from day-to-day operational tasks. Works well in tandem with a Finance Manager who handles routine functions. |

# Commission Updates

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** October 7, 2025

**AGENDA ITEM:**

Commission Updates

**PRESENTING PARTY:**

Mayor Dobkowski

**ITEM TYPE:**

Commission Updates

**BACKGROUND:**

**Updates From:**

- Commissioner Ray Dwyer
- Commissioner Ron Livsey
- Commissioner Michael Goldman
- Commissioner Bo Smith
- Mayor Christine Dobkowski

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.