



Ocala

City Council

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.org

Tuesday, March 7, 2023

4:00 PM

1. Call to Order

- a. Opening Ceremony
 - 1. Invocation
 - 2. Pledge of Allegiance
- b. Welcome and Roll Call

Present: Mayor Reuben Kent Guinn
Pro Tem Barry Mansfield
Council Member Ire J. Bethea Sr
Council Member Kristen M. Dreyer
Council Member Jay A. Musleh
Council President James P. Hilty Sr

Municipal Officers/Others Present: The meeting was also attended by City Manager Peter Lee, City Attorney William Sexton, Assistant City Manager Ken Whitehead, City Clerk Angel Jacobs, Deputy City Clerk Pamela Omichinski, Fire Chief Clint Welborn, Police Chief Michael Balken, Internal Auditor Randall Bridgeman, Growth Management Director Tye Chighizola, Marketing & Communication Manager Ashley Dobbs, Deputy Director Planning Aubrey Hale, Budget Director Tammi Haslam, Planning Director Patricia Hitchcock, Director of Facilities & Fleet Management John King, City Engineer & Director of Water Resources Sean Lanier, Director of Public Works Darren Park, Director of Electric Utility Doug Peebles, Director of Telecommunications Mel Poole, Director of Parks & Recreation Preston Pooser, Strategic & Legislative Affairs Administrator Jeannine Robbins, Director of Finance Emory Roberts, Chief of Staff Chris Watt, Ocala Police Dept Representative, IT Representative, The Press and other interested parties.

- c. New Employees
 - Damaris Montalvo - City Clerk's Office
 - DJ Schmidt - Growth Management
 - Richard Durrance - Public Works

2. Public Notice

Public Notice for the March 7, 2023 City Council Regular Meeting was posted on February 6, 2023

3. Proclamations & Awards

- 3a.** Government Finance Professionals' Week Proclamation will be presented to Emory Roberts Jr., Director of Finance and Customer Service and to all the Finance, Budget, and Procurement Department Staff

Mayor Guinn presented a proclamation for Government Finance Professionals' Week. The City proclaims March 20, 2023 to March 24, 2023, as Government Finance Professionals' Week.

Director of Finance and Customer Service Emory Roberts spoke on the finance professional's role in government.

4. Presentations

- 4a.** The Marion Cultural Alliance (MCA) Executive Director Jaye Baillie will present an update on the MCA and Brick City Center for the Arts

Marion Cultural Alliance Executive Director Jaye Baillie provided a brief overview of MCA's mission in the community and programs. Since 2001, MCA has funded over \$2.75 million in grants, scholarships, artist stipends, and commissions. Furthermore, the Brick City Center for the Arts showcases 12 unique exhibits with art from 269 artists. She summarized the center's programs and future goals. The MCA will continue engaging the business community to support art.

5. Public Comments

Brian Creekbaum, 103 NE 31st Terrace, commented on animal control services

Brian Creekbaum, 103 NE 31st Terrace, expressed concern regarding Marion County's poor response times for animal control services. He noted the poor response times are not addressed in any of the proposals. Furthermore, Marion County's Animal Services Director Jim Sweet recently resigned, and Mr. Creekbaum expressed further concern that would add more delay to an agreement between the City and County.

6. Public Hearings

- 11d.** Adopt Ordinance 2023-41 concerning a rezoning to PD, Planned Development for properties located on the east side of SW 60th Avenue (Parcels 23817-002-00 and 23817-002-02), between SW 31st Street and SW 38th Street, approximately 61.4 acres (Case PD22-44929) (Quasi-Judicial)

Introduced By: Barry Mansfield

Attorney Ralf Brookes on behalf of the Timberwood HOA, provided a brief overview of the proposed development project. He expressed concern regarding the following: traffic impacts, access points, buffering, number of units, proposed use, stormwater retention, and public safety issues. Council has the authority to modify the proposed development project; and substantial evidence will be presented at the next meeting scheduled on March 21, 2023.

7. Second and Final Reading of Ordinances - None

8. General Business

- 8a.** Approve the Contract for Sale and Purchase to Ocala Aviation for three City-owned surplus parcels for a total sales price of \$300,000

There being no discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8b.** Adopt Resolution 2023-18 to accept Public Transportation Grant Agreement #442455-1-84-01 between the Florida Department of Transportation and the City of Ocala for operational funding for the Ocala/Marion County public transit system, SunTran, in the amount of \$552,000

There being no discussion the motion carried by roll call vote.

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: Kristen M. Dreyer

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8c.** Approve a five-year renewal with Avolve Software Corporation for ProjectDox software in the amount of \$701,280

Council Member Dreyer asked if the software interfaces with GovSense. Growth Management Director Tye Chighizola responded yes; the permit starts in TrackIt or GovSense before transferring to ProjectDox.

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: Kristen M. Dreyer

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8d.** Approve purchases of inventory materials for Ocala Fiber Network, and the Electric and Water Resources Departments from multiple vendors with an aggregate expenditure of \$4,709,659

Council Member Dreyer asked if the individuals who worked on the contracts are still employed with the City. Chief of Staff Chris Watt responded no.

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8e.** Approve one-year renewal with Lewis Steel Works, Inc. for front-loading steel waste containers with an aggregate expenditure amount not to exceed \$235,000

There being no discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8f.** Approve a one-year renewal with Gresco Supply, Inc. for transformer supply and delivery services for an estimated total expenditure of \$2,000,000

Council President Hilty noted transformers were a hot topic during a recent trip to Washington, D.C.

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8g.** Approve contract with ECG Construction Group, Inc. for reconstruction of the Ricks residence located at 1408 NE 17th Street for a total project cost not to exceed \$205,900

There being no discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8h.** Approve two-year contracts with Bound Tree Medical LLC, Henry Schein, Inc., and Life-Assist, Inc., for the provision of emergency medical service supplies with an aggregate contract expenditure amount of \$120,000

There being no discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8i.** Approve three-year contract with Michael Faison Lawn Maintenance, LLC for specialty grounds maintenance services with an aggregate expenditure amount not to exceed \$164,275

There being no discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: Kristen M. Dreyer

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8j.** Approve three-year contract with Southern Lawn Care Mid Florida, Inc. for Recreation & Parks grounds maintenance services with an aggregate expenditure amount not to exceed \$653,847

Council Member Bethea asked if the acreage was increased in the contract. Parks Operation Division Head Bill Rodriguez-Cayro responded yes; the acreage was increased to allow the City to focus on turf maintenance.

Mayor Guinn asked if the contract includes cemetery/DRA maintenance. Director of Public Works Darren Park responded cemetery/DRA maintenance is managed by the Public Works Department.

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

9. Consent Agenda

Consent Agenda items are considered to be routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of Council or the public request specific items to be removed for separate discussion and action.

RESULT: APPROVED THE CONSENT AGENDA

MOVER: Jay A. Musleh

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 9a.** Adopt Budget Resolution 2023-127 amending the fiscal year 2022 - 2023 budget to appropriate funds from the Reserve for Building Fund to cover the additional cost of the ProjectDox upgrade to Version 9.2 and the first year of software hosting in the amount of \$20,256

- 9b.** Adopt Budget Resolution 2023-128 to accept and appropriate \$552,000 in Public Transportation Grant Agreement funds from the Florida Department of Transportation and \$552,000 in local matching funds to support the Ocala/Marion County Public Transit

System, SunTran, for a total amount of \$1,104,000

- 9c. See item 10.
- 9d. Approve request from Southern Impressions Development for amendments to the Annexation Agreement required prior to connection to City water and sewer services
- 9e. Approve One Fort King Final Plat & Developer's Agreement subject to completion of legal review (SUB22-44973)
- 9f. Approve one-year software renewal with Granicus LLC for Legistar meeting and agenda services in the amount of \$62,490
- 9g. Approve reappointment of Reginald Landers Jr. to a new four-year term with the Ocala Housing Authority Board
- 9h. Approve Regular Meeting City Council minutes from February 21, 2023

10. Consent Agenda Items Held for Discussion

Should any items be removed from the Consent Agenda for discussion, they will be discussed at this time.

- 9c. Approve one-year renewal with Sunshine Enterprise USA, LLC for temporary sanitation labor services with an aggregate expenditure amount not to exceed \$109,512

City Manager Pete Lee explained this item should have been placed under General Business and not on the Consent Agenda, due to the item's amount exceeding \$100,000, and requested it be pulled from consent for transparency.

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: Kristen M. Dreyer

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

11. Introduction and First Reading of Ordinances

(Second and Final Reading - March 21, 2023)

- 11a. Introduce Ordinance 2023-38 annexing property located at 3137 NE Jacksonville Road along with the parcel located directly to the south, approximately 1.67 (ANX22-45056) (Quasi-Judicial)

Introduced By: Jay A. Musleh

- 11b. Introduce Ordinance 2023-39 amending a future land use designation from Commercial (County) to Neighborhood (City) for property located at 3137 NE Jacksonville Road along with the parcel located directly to the south, approximately 1.67 acres (LUC22-45067)

Introduced By: Ire J. Bethea Sr

- 11c. Introduce Ordinance 2023-40 concerning a rezoning from B-2, Community Business

(County) and B-5, Heavy Business (County), to R-3, Multi-Family (City), for property located at 3137 NE Jacksonville Road along with the parcel located directly to the south, approximately 1.67 acres. (ZON22-45068) (Quasi-Judicial)

Introduced By: Barry Mansfield

- 11e.** Introduce Ordinance 2023-42 to rezone from B-2, Community Business, to INST, Institutional, for property located at 1820, 1858, and 1914 SW 27th Avenue, approximately 4.93 acres (Case ZON23-45070) (Quasi-Judicial)

Introduced By: Kristen M. Dreyer

12. Internal Auditor's Report - None

13. City Manager's Report

Strategic Planning Session scheduled on April 11, 2023, at 8:00 am at the Mary Sue Rich Community Center at Reed Place

Electric Lineman Team recognition

City Manager Pete Lee congratulated the Ocala Electric Utility Lineman Team for winning several awards during the 2023 Florida Municipal Electric Associate (FMEA) Lineman Competition.

New Chief Financial Officer Janice Mitchell

City Manager Pete Lee commented the new Chief Financial Officer Janice Mitchell's start date is scheduled on March 8, 2023.

CRA meeting scheduled on March 21, 2023, at 3:45 pm

14. Police and Fire Department Report

Police Chief Mike Balken – Public Safety Opioid Response Efforts

Police Chief Balken discussed the public safety opioid response efforts for February 20, 2023 to March 5, 2023. The Police Department's opioid response efforts 6, overdose deaths 2, Narcan leave behind 2, and Amnesty participation 3. Furthermore, the Police Department received re-accreditation status, at excelsior level, from the Commission for Florida Law Enforcement Accreditation, Inc.

Fire Chief Clint Welborn – Public Safety Opioid Response Efforts & Community Paramedicine

Fire Chief Welborn discussed the public safety opioid response efforts and community paramedicine program. The overdose response efforts 6, overdose deaths 2, and Narcan leave behind 0. For the month of February, 2,076 calls for service. Furthermore, the Fire Department taught CPR to 3,447 junior students and hosted a preparedness expo.

15. Mayor's Report

Pedestrian Safety Ordinance update

Mayor Guinn commented the new Pedestrian Safety Ordinance resulted in several arrests.

Council President Hilty asked if the public receives a warning before being arrested. Police Chief Balken responded yes; the Police Department gives a warning before pursuing an arrest.

16. City Attorney's Report

17. Informational Items

17a. Calendaring Items

- Community Redevelopment Area Agency Meeting - March 21, 2023, 3:45pm - Council Chambers

17b. Comments by Mayor

17c. Comments by Council Members

Council Member Bethea commented on broadband grant funding

Council Member Bethea expressed disappointment regarding the \$1.4 million in broadband funding being allocated towards Cox Cable and not Ocala Fiber Network.

Director of Telecommunications Mel Poole clarified the municipal ISP rules, explaining OFN was not eligible for the recent grants. He noted there are new grants the City can apply for to receive grant funding.

City Pete Lee commented the City will update the 10-year old fiber plan. The goal is to maximize fiber revenue.

Council Member Dreyer announced Police Chief Mike Balken received the Unsung Hero Award

Council Member Musleh thanked Aubrey Hale and James Haynes for their help drafting an affordable housing speech

Council President Hilty shared his experience in Washington, D.C.

Council President Hilty shared his positive experience attending government meetings in Washington, D.C. The following issues were discussed: tax-free bonds, infrastructure, renewable energy, transformer shortages, and FEMA funding.

17d. Informational

17d1. Power Cost Adjustment Report - January 2023

17d2. Monthly Budget to Actual Report as of January 31, 2023 and Capital Improvement Project Status Report

17d3. Executed Contracts Under \$50,000

18. Adjournment

Adjourned at 5:02 pm

Minutes

James P. Hilty Sr.
Council President

Angel B. Jacobs
City Clerk