



Ocala

City Council

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, December 5, 2023

4:00 PM

1. Call to Order

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

Present: 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
Mayor Ben Marciano

Excused: Mayor Reuben Kent Guinn

Municipal Officers/Others Present: The meeting was also attended by City Manager Peter Lee, City Attorney William Sexton, Assistant City Clerk Ken Whitehead, City Clerk Angel Jacobs, Deputy City Clerk Pamela Omichinski, Fire Chief Clint Welborn, Police Chief Michael Balken, Internal Auditor Randall Bridgeman, Assistant Finance Director Peter Brill, City Projects Director Tye Chighizola, Sanitation Division Head Dwayne Drake, Multimedia & Communications Coordinator Danielle Dyals, Director of Airport Matthew Grow, Planning Director Aubrey Hale, Budget Director Tammi Haslam, Community Development Services Director James Haynes, HR/Risk Management Director Devan Kikendall, City Engineer & Director of Water Resources Sean Lanier, Chief Financial Officer Janice Mitchell, Director of Public Works Darren Park, Director of Electric Utility Doug Peebles, Director of Ocala Fiber Network Mel Poole, Director of Parks & Recreation Preston Pooser, IT Director Christopher Ramos, Strategic & Legislative Affairs Administrator Jeannine Robbins, Procurement & Contracting Officer Daphne Robinson, Growth Management Director Jeff Shrum, Real Estate Project Manager II Tracy Taylor, Chief of Staff Chris Watt, Ocala Police Dept Representative, IT Representative, The Press and other interested parties.

2. Public Notice

Public Notice for the December 5, 2023 City Council Regular Meeting was posted on November 3, 2023

3. Proclamations & Awards

- a. Annual President's Award

Council President Hilty announced the Annual President's Award recipient Holly Lang with the Growth Management Department.

4. Presentations

a. **Comments by outgoing Council President**

Council President Hilty commented it has been a pleasure to serve as Council President in working to accomplish the goals of the City with the other members of City Council.

b. **Presentation of Plaques and Gifts**

City Manager Pete Lee presented a plaque to Council President Hilty, and Council President Hilty presented gifts to council members.

c. **Comments by outgoing Mayor**

d. **Swearing-In of Reelected Council Members**

1. City Council District 2 - Ire J. Bethea Sr. - Oath by Reverend John Brown

2. City Council District 4 - Kristen Dreyer - Oath by Bailey Sage

e. **Swearing-In of Mayor Ben Marciano - Oath by Pastor Nathaniel Dixon**

f. **Comments by Sworn Council Members and Mayor**

Mayor Marciano thanked his family, friends, and the community for the honor to serve as the next Mayor of the City of Ocala. He thanked Mayor Guinn the great state of the City over his time served as Mayor, and discussed meeting with members of the community and City staff since the election. He commented the community is special, and he is excited to work with everyone. He praised the Ocala Police Department for keeping the City safe.

Council Member Dreyer recognized Forest High School senior Bailey Sage for her academic achievements and Teacher Bethany Crawford for her great leadership in the community.

Council Member Bethea thanked the City for the opportunity to serve the citizens of the City of Ocala.

g. **Council Reorganization**

1. **Election of Council President Barry Mansfield**

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

Council President Mansfield thanked the City for the honor to serve as the next Council President of the City of Ocala.

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

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

2. Election of Council President Pro-Tem Kristen M. Dreyer

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

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: Ire J. Bethea Sr

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

3. Change of seating and name plates

5. Public Comments

6. Public Hearings

- 6a.** Approve a request to increase the outdoor storage area to 20 percent of the site, for property located at 5287 SW 6th Place, approximately 2.93 acres (Case PH23-45382) (Quasi-Judicial)

Senior Planner Endira Madraveren discussed a request to increase the outdoor storage area to 20 percent of the site, for the property located at 5287 SW 6th Place. The applicant is requesting additional outdoor storage area for an existing business use, to store business materials. The property is surrounded by similar uses, and no new impervious is being proposed to accommodate request. She provided a brief overview of the following: permitted uses for outdoor storage, and setback requirements. Furthermore, the request is consistent with the underlying employment center future land use and surrounding uses. The Planning & Zoning Commission and City staff recommend approval.

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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: James P. Hilty Sr

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

- 6b.** Adopt Resolution 2024-4 making certain findings and designating the real property located on the south side of NW 35th Street, approximately 493 feet in the 2100-2400 block, Ocala, Marion County, as a brownfield area pursuant to Section 376.80(2)(C), Florida Statutes. This is the second of two public hearings. The first public hearing was

held on Tuesday, November 21, 2023

Planning Director Aubrey Hale discussed a resolution for the addition of 493 feet of property located on the south side of NW 35th Street. The West Oak developers are requesting to include the real estate property within the designated brownfield area; City staff recommends approval.

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

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Jay A. Musleh

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

- 6c.** Adopt Resolution 2024-5 to vacate the right-of-way for a portion of Agnew's Addition as recorded in Plat Book E, Page 16 and Ocala Acres as recorded in Plat Book F, Page 57, Marion County Public Records, NW 25th Street right-of-way located between NW 7th Street and NW Old Blitchton Road; approximately 0.28 acres (PLV23-45354) (Quasi-Judicial)

Senior Planner Emily Johnson discussed a resolution to vacate the right-of-way for a redevelopment project. Currently, the public 60-foot-wide right-of-way is used by the Water Resources Department. She noted existing utility easements would remain in place. The adjacent properties have access to NW 7th Street and NW Old Blitchton Road. The Planning & Zoning Commission and City staff recommend approval of the request subject to the reservation of the utility easements.

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

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: James P. Hilty Sr

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

7. Second and Final Reading of Ordinances

(All are Public Hearings)

- 7a.** Adopt Ordinance 2024-8 Amending Section 43-21, Code of Ordinances, City of Ocala, Florida, and Section 43-111, Code of Ordinances, City of Ocala, Florida; Providing for the Calculation of Earnable Compensation on a Calendar Year Basis

Introduced By: Ire J. Bethea Sr

City Attorney Sexton debriefed Council regarding the ordinance amendment proposal to replace two references related to earnable compensation calculations for Police and Fire pensions. The calculation process will change from fiscal year to calendar year, to comply with current practices, and will have no fiscal impact. He recommends Council adopt the proposed ordinance.

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

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: James P. Hilty Sr

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

8. General Business

8a. Approve the Fiscal Year 2024-25 tentative budget calendar

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

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Jay A. Musleh

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

8b. Adopt Resolution 2024-6 concerning the City of Ocala formally adopting cybersecurity standards to ensure confidentiality, integrity, and availability of the City's data, information technology resources, and critical infrastructure

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

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: James P. Hilty Sr

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

8c. Approve one-year renewal with Harris Corporation for the City's customer management system, Cogsdale, with an estimated expenditure of \$248,109

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

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Ire J. Bethea Sr

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

8d. Approve additional expenditures under the agreement for as-needed automotive body repairs with Liles Collision Service, Inc. and Michael Lessard, Inc. in the amount of \$300,000

Council President Mansfield questioned how many accidents City vehicles are involved in. Director of Facilities and Fleet Management John King responded analytics show a downwards trend in employee motor vehicle accidents.

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Jay A. Musleh

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

- 8e. Approve the purchase of a telescoping material handling aerial bucket truck from Ring Power Corp. for the Public Works Department in the amount of \$250,729

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

- 8f. Approve the purchase of a Cummins 400 kilowatt generator and automatic transfer switch for the Ocala Police Department in the amount of \$283,376

Council President Mansfield questioned what kind of fuel the generator will use. Mr. King explained it is a natural gas fueled generator, which will ensure minimal downtime in the event of a disaster due to not being reliant on diesel gas deliveries that may be disrupted.

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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Kristen M. Dreyer

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: Ire J. Bethea Sr

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

- 9a. Approve grant agreement with the Florida Department of Financial Services for the purchase of decontamination equipment in the amount of \$5,400
- 9b. Adopt Budget Resolution 2024-116 amending the Fiscal Year 2023-24 budget to accept and appropriate funds from the Florida Department Financial Services for the purchase of decontamination equipment in the amount of \$5,400

- 9c. Approve Labor Attorney invoices for October 2023 in the amount of \$744.30
- 9d. Approve the donation of two surplus vehicles to the Florida Department of Corrections with a value of \$12,015
- 9e. Approve the Ocala 75 Logistics Park Phase 1 Conceptual Subdivision Plan, SUB23-45131
- 9f. Approve appointment of Brooke Hutto to the Municipal Arts Commission for an unexpired three-year term ending March 1, 2024
- 9g. Approve Regular Meeting City Council minutes from November 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.

11. Introduction and First Reading of Ordinances

(Second and Final Reading - December 19, 2023)

- 11a.** Introduce Ordinance 2024-9 to amend the future land use designation from Medium Intensity/Special District to Public, for property located in the 2500 block of NW Martin Luther King Jr Avenue (Parcel 21448-001-00); approximately 18.76 acres

Introduced By: Jay A. Musleh

- 11b.** Introduce Ordinance 2024-10 to rezone from R-1, Single-Family Residential, and M-2, Medium Industrial, to G-U, Governmental Use, for property located in the 2500 block of NW Martin Luther King Jr Avenue (Parcel 21448-001-00); approximately 18.76 acres (Quasi-Judicial)

Introduced By: Ire J. Bethea Sr

12. Internal Auditor's Report - None**13. City Manager's Report****Utility Advisory Board request for January 2024 City Council Workshop**

City Manager Pete Lee requested feedback from Council regarding a request from the Utility Advisory Board to schedule a City Council workshop on the topic of fluoride.

Council Member Musleh spoke in opposition of scheduling a workshop.

Council Member Hilty spoke in favor of scheduling a workshop.

The majority of Council agreed to schedule a workshop.

Downtown Parking Workshop tentatively scheduled for Tuesday, February 13, 2023**Planned Fisher Park drainage retention area project update**

City Manager Pete Lee discussed the Fisher Park drainage retention area project. The project is grant funded by FEMA and the Florida Department of Emergency Management. The plan is to expand and upgrade the drainage retention area and add two new lift stations. There are approximately 60 homes located within the critical flood area; 35 of these would need to be removed.. The project has been placed on hold, with a neighborhood meeting scheduled for Wednesday, December 13, 2023.

Council President Mansfield stated he has received numerous calls from concerned residents regarding the project.

14. Police and Fire Department Report**Police Chief Mike Balken – Public Safety Opioid Response Efforts**

Police Chief Mike Balken discussed the public safety Opioid response efforts for November 20,

2023 to December 3, 2023. The Police Departments Opioid response efforts 7, overdose deaths 1, Narcan leave behind 1, and Amnesty participation 0. The Police Department closed the following cases: overdose death investigation initiated in 2018, and the double homicide on New Years. Furthermore, several employees donated their turkey checks to purchase food for needy families this holiday season.

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

Fire Chief Clint Welborn discussed the public safety Opioid response efforts and community paramedicine program, for November 20, 2023 to December 3, 2023. The overdose response efforts 5, overdose deaths 0, Narcan leave behind 0, emergency calls 2,428, unit responses 3,845, structure fires 11, and 147 motor vehicle accidents. Year to date, 575 OD2A Program participants, and 354 community paramedicine graduates. Furthermore, several employees donated their turkey checks to purchase food for needy families this holiday season.

15. Mayor's Report

Mayor Marciano recognized City departments

Mayor Marciano recognized City staff and Council for their great leadership in the community.

16. City Attorney's Report

17. Informational Items

17a. Calendaring Items

- Community Redevelopment Area Agency Board Meeting - Tuesday, December 19, 2023 at 3:45pm - Council Chambers
- City Offices Closed Monday, December 25 & Tuesday, December 26 in observation of Christmas Eve and Christmas Day
- City Offices Closed Monday, January 1, 2024 in observation of New Year's Day

17b. Comments by Mayor

17c. Comments by Council Members

City Council welcomed Mayor Marciano

Council President Pro Tem Dreyer stated the City won several Parents Choice awards according to Family Time Magazine and praised Recreation and Parks Director Preston Pooser

Council Member Bethea recognized City staff for a successful Light Up Ocala event

17d. Informational

17d1. Power Cost Adjustment Report - October 2023

18. Adjournment

Adjourned at 5:05 pm

Minutes

Barry Mansfield
Council President

Angel B. Jacobs
City Clerk