



# Ocala

## City Council

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

---

**Tuesday, August 6, 2024**

**4:00 PM**

---

**1. Call to Order**

**2. Roll Call**

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

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, Assistant Finance Director Peter Brill, City Projects Director Tye Chighizola, 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, 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.

**2a. New Employees**

- Jennifer Kampwerth, Water Resources
- Chance Strickland, Electric
- Luis Monzon-Martinez, Engineering
- Matthew Bosch, Public Works
- Blanca Lagares, Finance
- Meggan Rodriguez, Customer Service Office

**3. Public Notice**

- **Public Notice for the August 6, 2024 City Council Regular Meeting was posted on June 28, 2024**

**4. Proclamations and Awards**

**5. Presentations**

**6. 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:** James P. Hilty Sr

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

- 6a.** Approve a letter of agreement and contract with the Institute of Police Technology and Management for the receipt of grant funding for the Pedestrian and Bicycle Safety High Visibility Education and Enforcement Campaign in the amount of \$50,810
- 6b.** Adopt Budget Resolution 2024-155 amending the Fiscal Year 2023-24 budget to accept and appropriate a North Florida Institute of Police Technology and Management grant from the State of Florida in the amount of \$50,810
- 6c.** Adopt Budget Resolution 2024-156 amending the Fiscal Year 2023-24 budget to accept and appropriate program income for the City of Ocala's State Housing Initiative Program grant in the amount of \$18,000
- 6d.** Approve additional purchases under the agreement with Florida Armature Works for pump and motor repair services in the amount of \$56,757
- 6e.** Approve ground lease at Ocala International Airport with Enoch Aviation, LLC providing annual revenue of \$3,600
- 6f.** Approve Second Amendment to Lease with OCF Midfield Hangars Condominium Association, Inc.
- 6g.** Accept grant award from Firehouse Subs Public Safety Foundation, Inc. for the purchase of safety equipment in the amount of \$13,133
- 6h.** Adopt Budget Resolution 2024-157 amending the Fiscal Year 2023-24 budget to accept and appropriate funds from Firehouse Subs Safety Foundation, Inc. for the purchase of safety equipment in the amount of \$13,133
- 6i.** June 2024 outside counsel invoices for general city business legal services in the amount of \$505.00 and for risk management-related legal services in the amount of \$3,659.50
- 6j.** Approve Labor Attorney invoices for June 2024 in the amount of \$8,281.37
- 6k.** Approve additional expenditures under the agreement with Boot Barn for protective footwear in the amount of \$79,000
- 6l.** Approve City Council meeting minutes from July 16, 2024

**7. Consent Agenda Items Held for Discussion**

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

**8. Introduction and First Readings of Ordinances**

(Second and Final Reading - August 20, 2024)

- 8a.** Introduce Ordinance 2024-46 to rezone approximately 0.31 acres of property located at 406 Southeast Eighth Street (Parcel 2820-101-004) from R-2, Two-family, to RO, Residential Office (Case ZON24-45670) (Quasi-Judicial)

**Introduced By:** Kristen M. Dreyer

- 8b.** Introduce Ordinance 2024-47 to rezone approximately 52.82 acres for property located approximately 850 feet north and 1,200 feet east of the intersection of SW 27th Avenue and SW 42nd Street (Parcel 23930-000-00, 23930-002-00, 23930-003-00, 23930-003-01, 23930-003-03, and 23930-005-00) from PUD-07, Planned Unit Development, to PD, Planned Development (Case PD24-45565) (Quasi-Judicial)

**Introduced By:** Ire J. Bethea Sr

**9. Public Hearings / Second and Final Readings / Adoption of Ordinances**

- 9a.** Approve the City of Ocala's Community Development Block Grant 2024-2028 Consolidated Plan and 2024 Annual Action Plan for submission to the Department of Housing and Urban Development

Director of Community Development Services James Haynes discussed the Community Development Block Grant 2024 - 2028 Consolidated Plan and 2024 Annual Action Plan. The Department of Housing and Urban Development (HUD) requires two public hearings. In addition to the two required public hearings, city staff conducted three public meetings to get citizens input on the plan. The 5-year plan is designed to outline how the City will use the CDBG funds. He provided a brief overview of the 5-year/annual plan, funding challenges, program initiatives, non-profit partnerships, surveying, and CRA rehabilitation opportunities. Funding levels have decreased. HUD's explanation is there are more entitled communities utilizing the funds. The City's current focus of the available funds is on rehabilitation. The five goals within the plan are as follows: Owner occupied rehabilitations; use of CDBG for clearance and demolition; land acquisition; solicitation of a non-profit organization to assist with the furthering of information to help citizens. The goal is to increase affordable housing and rental assistance opportunities to combat homelessness in the City. The City will continue to utilize surplus land for affordable housing initiatives.

From a public service standpoint, Council has mentioned citizens are reiterating the need for affordable houses, rental assistance, and access to better jobs. Over the next five years, at least 25 rehabilitation projects and 10 demolitions are planned. The City is looking to acquire at least two more surplus lots from homeowners who may have lots they are no longer interested in that can be turned into affordable housing opportunities.

Council Member Hilty requested more information regarding the surplus land lots. Mr. Haynes confirmed the City has the four surplus land lots : that will be coming forward to a September Council meeting with contracts, two pending Procurement Department review. One of the lots to be presented to Council in September has a potential buyer, and Mr. Haynes hopes to have that property sold by early 2025 and provide downpayment assistance to the buyer.

No public comment.

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

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Kristen M. Dreyer

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

## **10. General Business**

- 10a.** Approve award of contract to Building Visions Construction, LLC for residential rehabilitation services for the Norton residence located at 117 NW 16th Terrace with a total project cost not to exceed \$125,200

Council Member Hilty questioned why no local businesses bid on the project. Director of Community Development Services James Haynes responded local contractors are registered and are contacted directly. There was no interest from local contractors.

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

**RESULT:** APPROVED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Ire J. Bethea Sr

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

- 10b.** Approve two-year renewal of the contract for concert series production and management services with Oniram Productions, Inc. in an amount not to exceed \$308,000

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

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Kristen M. Dreyer

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

- 10c.** Accept grant award from the Federal Emergency Management Agency for the purchase of automatic chest compression devices in the amount of \$357,571

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

**RESULT:** APPROVED

**MOVER:** Jay A. Musleh

**SECONDER:** Ire J. Bethea Sr

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

- 10d.** Adopt Budget Resolution 2024-158 to accept and appropriate funds from the Federal Emergency Management Agency for the purchase of automatic chest compression devices in the amount of \$357,571

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

**RESULT:** ADOPTED

**MOVER:** Kristen M. Dreyer

**SECONDER:** James P. Hilty Sr

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

- 10e.** Approve Second Amendment to the Services Agreement for Water Resources Improvement Projects with Miller Pipeline, LLC with a revised aggregate expenditure amount not to exceed \$8,000,000

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

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Kristen M. Dreyer

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

- 10f.** Approve Task Work Order No. 37 with Kimley-Horn & Associates, Inc. for the provision of a Comprehensive Vulnerability Assessment for the City of Ocala with a lump sum cost of \$463,979

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

**RESULT:** APPROVED

**MOVER:** Jay A. Musleh

**SECONDER:** Ire J. Bethea Sr

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

- 10g.** Approve the purchase of various inventory items for Water Resources from multiple vendors in an amount not to exceed \$125,326

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

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** James P. Hilty Sr

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

- 10h.** Approve contract award to Master Builders Development Group, Inc. for the demolition and renovation of the Ocala Police Department's Room 200 in the amount of \$172,800

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

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Ire J. Bethea Sr

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

- 10i.** Approve five-year agreement for the provision of professional audit and Annual Comprehensive Financial Report services with Purvis, Gray and Company, LLP in an amount not to exceed \$748,600

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

**RESULT:** APPROVED

**MOVER:** Jay A. Musleh

**SECONDER:** Kristen M. Dreyer

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

- 10j.** Approve a one-year renewal of the CentralSquare asset management and work order software, Lucity, with ongoing maintenance costs with an estimated expenditure amount of \$111,159

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

**RESULT:** APPROVED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Jay A. Musleh

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

- 10k.** Approve one-year renewal of Agreement for Fuel Supply and Transfer Services with Petroleum Traders Corporation in an amount not to exceed \$2,500,000

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

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Ire J. Bethea Sr

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

- 10l.** Approve one-year renewal of the agreement for school security officer services with Trinity Catholic High School with receivables in the amount of \$100,106

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

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Kristen M. Dreyer

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

- 10m.** Approve first amendment to the agreement with the Marion County School Board for the School Resource Officer Program with receivables of \$1,602,960

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

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Kristen M. Dreyer

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

**11. Internal Auditor's Report**

**12. City Manager's Report**

**- Update on Hurricane Debby**

City Manager Pete Lee recognized City employees for their community support efforts during hurricane Debby. The storm caused tree damage, minimal flooding, and loss of electricity. The City worked hard to restore electricity to residents and keep facilities open.

As well, Mr. Lee expressed condolences for the passing of Ed Lewis, an 18-year Public Works employee.

Mr. Lee noted the proposed FY24/25 budget is available on the thumb drives distributed to City Council members.

**13. Ocala Police Department Report**

**- Police Chief Mike Balken – Public Safety Opioid Response Efforts**

Police Chief Mike Balken discussed the public safety Opioid response efforts for July 22, 2024 to August 4, 2024. The Police Departments Opioid response efforts 3, overdose deaths 0, Narcan leave behind 2, and Amnesty participation 1. Year to date, service calls 100,000, dispatch calls 38,000, traffic crashes 2,000, fatal crashes 8, Baker Acts 400, and March Man Acts 200.

The National Night Out event was rescheduled for August 27, 2024 at Lillian Bryant Park from 5:30pm - 7:30pm. Chief Balken thanks Recreation and Parks staff for their help with the event.

The Ocala Public Safety Mentorship Program will start on September 19, 2024.

**14. Ocala Fire Rescue Department Report**

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

Deputy Fire Chief Larry Doerffel discussed the public safety Opioid response efforts and community paramedicine program, for July 22, 2024 to August 4, 2024. The overdose response efforts 2, overdose deaths 0, Narcan leave behind 0. For the month, community paramedicine calls 74, OD2A calls 119, motor vehicle accidents 154, structural fires 2, service calls 2,073, storm related responses 45. Seven department employees joined Task Force 8 to conduct grid search operations for the aftermath of hurricane Debby.

**15. City Attorney's Report**

- 15a.** Approval of and entry into Amendment to Interlocal Agreement for the Expenditure of Opioid Settlement Funds between the City of Ocala, Florida and the Board of County Commissioners of Marion County, Florida

City Attorney Sexton discussed the Amendment to Interlocal Agreement for the expenditure of opioid settlement funds. He provided a brief overview of the original Interlocal Agreement and proposed amendment. He requested City Council consider approving the proposed amendment.

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

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Ire J. Bethea Sr

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

- 15b.** Approval of acquisition of two parcels of real property from Sumner-Ruse Properties; associated Contract for Sale and Purchase; and related matters; together with direction to staff to take additional steps necessary to effectuate closing on said real property acquisition with a cost of \$83,000

City Attorney Sexton discussed the wastewater utility line ownership confusion and subsequent title search efforts, and noted the price is in line with market value. He requested City Council consider approving the real estate acquisition of \$83,000.

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

**RESULT:** APPROVED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Ire J. Bethea Sr

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

- 15c** Quick Index Item

City Attorney Sexton discussed the acquisition of real property for the right-of-way of the SW 44th Avenue extension. The acting Attorney for the transaction, Mr. Jimmy Gooding, is requesting Council consider approving the proposed changes before closing on the real estate transaction.

Attorney Jimmy Gooding, 1531 SE 36th Avenue, provided a brief overview of the litigation history and proposed changes. He requested Council approve the document changes.

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

**RESULT:** APPROVED

**MOVER:** Jay A. Musleh



**SECONDER:** James P. Hilty Sr

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

**16. Public Comments**

**17. Informational Items and Calendaring Items**

- Tuesday, August 13, 2024 - FY24/25 Budget Workshop - 12:00 pm, Council Chambers
- Tuesday, August 20, 2024 - Community Redevelopment Area Agency Meeting - 3:45pm, Council Chambers
- Tuesday, August 20, 2024 - City Council meeting - 4:00pm, Council Chambers
- Monday, September 2, 2024 - Labor Day holiday - City offices closed
- Tuesday, September 3, 2024 - City Council meeting - 4:00pm, Council Chambers
- Wednesday, September 11, 2024 - Special City Council Meeting - FY24/25 Fire Assessment Rates & Annual Budget Hearing - 5:01pm, Council Chambers

**17a.** Power Cost Adjustment Report - June 2024

**17b.** Monthly budget to actual report and Capital Improvement Project status report as of June 30, 2024

**17c.** Executed Contracts Under \$50,000

**18. Comments by Mayor**

- **Mayor Marciano commended Electric Utility Director Doug Peebles and the Electric personnel who responded to power outages around the City during the storm**

**19. Comments by City Council Members**

- **Council Member Bethea thanked staff for their hard work during the storm**
- **Council Member Hilty thanked staff for their work during the storm. He discussed his attendance at the FMEA Annual Conference in Palm Beach, FL**

Council Member Hilty shared his wonderful experience attending the FMEA Annual Conference in Palm Beach, FL. He provided a brief overview of Ocala's competitive low electric rates and purchase of electric plant. Of the 33 municipalities that attended the conference City of Ocala rates are still lower than Duke Energy. He advised the City just closed on another plant in Sand Lake Road in Florida with another coming the end of August. This gives us the additional capacity to help keep rates down in the future.

- **Council Pro Tem Dreyer discussed her attendance at the FMEA Annual Conference in Palm Beach, FL**

Council Pro Tem Dreyer shared her experience attending the FMEA Annual Conference in Palm Beach, FL, as a member of the Utility Advisory Board. She commented there were some good takeaways from the conference.

**20. Adjournment**

**Adjourned at 4:53 pm**

**Minutes**

---

Barry Mansfield  
Council President

---

Angel B. Jacobs  
City Clerk