



# Ocala

## City Council

### Synopsis

110 SE Watula Avenue  
Ocala, FL 34471

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

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**Tuesday, December 19, 2023**

**4:00 PM**

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**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

- c. New Employees
  - Reginaldo Butler, Electric Utility
  - Kimberly Foster, Electric Utility
  - Kik Koppitch, Electric Utility
  - Jack Conley, Water Resources

**2. Public Notice**

**Public Notice for the December 19, 2023 City Council Regular Meeting was posted on November 3, 2023**

**3. Proclamations & Awards**

- 3a.** Service Award - Joseph Talley - Ocala Fire Rescue - 25 Years of Service
- 3b.** Service Award - Major Steven Cuppy - Ocala Police Department - 30 Years of Service

**4. Presentations**

- 4a.** Presentation to Former Mayor Kent Guinn from Lilly Baron, President of the Society for the Prevention of Cruelty to Animals of Ocala
- 4b.** Former Mayor Kent Guinn - outgoing remarks, gifts to City Council
- 4c.** Presentation to Former Mayor Kent Guinn from Mayor Ben Marciano
- 4d.** Affordable Housing Advisory Committee 2023 Annual Report  
  
Presentation By: James Haynes

**5. Public Comments**

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**6. Public Hearings**

- 6a.** Approve on-premise consumption of beer and wine for a bottle club, or bring your own beverage, for DLM's DIY, Inc d/b/a AR Workshop Ocala, located at 2431 SW 27th Ave, Suite 13 (Quasi-Judicial)

Presentation By: Jeff Shrum

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Jay A. Musleh

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

- 6b.** Approve on-premise consumption for the sale of beer, wine, and liquor for 18 South, LLC d/b/a 18 South located at 18 South Magnolia Avenue (Quasi-Judicial)

Presentation By: Jeff Shrum

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Kristen M. Dreyer

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

- 6c.** Adopt Ordinance 2024-1 to rezone from PUD-0, Planned Unit Development, to PD, Planned Development for property located at the northwest corner of SE 24th Road and SE 31st Street (Parcel 29851-000-00), approximately 14.15 acres (PD23-45098) (Quasi-Judicial) - Postponed from the October 17 and November 7, 2023, City Council meetings

Presentation By: Aubrey Hale

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

**RESULT:** ADOPTED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Kristen M. Dreyer

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

**NAY:** Hilty Sr

- 6d.** Adopt Resolution 2024-2 concerning a PD, Planned Development, including PD standards for property located at the northwest corner of SE 24th Road and SE 31st Street (Parcel 29851-000-00) (Case No. PD23-45098) (Quasi-Judicial) - Postponed from the October 17 and November 7, 2023, City Council meetings

Presentation By: Aubrey Hale

**RESULT:** ADOPTED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Jay A. Musleh

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

**NAY:** Hilty Sr

- 6e. Approve a developer's agreement with Impact Development Partners, LLC

Presentation By: Aubrey Hale

**RESULT:** APPROVED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Jay A. Musleh

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

**NAY:** Hilty Sr

**7. Second and Final Reading of Ordinances**

(All are Public Hearings)

- 7a. Adopt 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

Presentation By: Emily Johnson

**Introduced By:** Jay A. Musleh

**RESULT:** ADOPTED

**MOVER:** Jay A. Musleh

**SECONDER:** Ire J. Bethea Sr

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

- 7b. Adopt 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)

Presentation By: Emily Johnson

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

**RESULT:** ADOPTED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Kristen M. Dreyer

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

**8. General Business**

- 8a. Approve the purchase of 15 R-Mag circuit breakers for various substations from WESCO Distribution in the amount of \$603,303

Presentation By: Doug Peebles

**RESULT:** APPROVED

**MOVER:** Jay A. Musleh

**SECONDER:** James P. Hilty Sr

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

- 8b.** Approve the Territorial Agreement between the City of Ocala and Sumter Electric Cooperative, Inc.

Presentation By: Doug Peebles

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Ire J. Bethea Sr

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

- 8c.** Adopt Budget Resolution 2024-117 amending the Fiscal Year 2023-24 budget to accept and appropriate 2023-2024 State Housing Initiatives Partnership (SHIP) grant funding in the amount of \$461,713

Presentation By: Tammi Haslam

**RESULT:** ADOPTED

**MOVER:** James P. Hilty Sr

**SECONDER:** Jay A. Musleh

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

- 8d.** Adopt Budget Resolution 2024-118 amending the Fiscal Year 2023-24 budget to appropriate funds from the Building Fund Reserve for building-related expenses in the amount of \$260,469

Presentation By: Tammi Haslam

**RESULT:** ADOPTED

**MOVER:** James P. Hilty Sr

**SECONDER:** Ire J. Bethea Sr

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

- 8e.** Approve a one-year renewal with Oracle America, Inc. for the NetSuite hosting of GovSense software in the cloud for \$275,052

Presentation By: Christopher Ramos

**RESULT:** APPROVED

**MOVER:** Kristen M. Dreyer

**SECONDER:** James P. Hilty Sr

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

- 8f.** Approve one-year renewal with GovSense, LLC for software maintenance and support in the amount of \$68,157

Presentation By: Christopher Ramos

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Kristen M. Dreyer

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

- 8g.** Approve Agreement No. LPA0596 between the Florida Department of Environmental

Protection and City of Ocala for the Ocala Force Main Construction Project in the amount of \$500,000

Presentation By: Sean Lanier

**RESULT:** APPROVED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Ire J. Bethea Sr

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

- 8h.** Approve a property exchange agreement between the City and Friends Recycling, LLC

Presentation By: Tye Chighizola

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Kristen M. Dreyer

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

**NAY:** Bethea 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:** Kristen M. Dreyer

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

- 9a.** Adopt Resolution 2024-3 authorizing the City Manager to execute a Highway Maintenance Memorandum of Agreement with the Florida Department of Transportation for the maintenance of East State Road 40 medians

Presentation By: Darren Park

- 9b.** Approve a three-year Highway Maintenance Memorandum of Agreement with the Florida Department of Transportation for maintenance of medians on East State Road 40 by the City of Ocala for revenue totaling \$60,975

Presentation By: Darren Park

- 9c.** Approve the 2022 Community Development Block Grant Consolidated Annual Performance Evaluation Report

Presentation By: James Haynes

- 9d.** Approve the one-year service maintenance agreement renewal for Honeywell Process Solutions (formally Connexo NetSense) in the amount of \$63,481

Presentation By: Doug Peebles

- 9e.** Approve the release of the Temporary Construction Easement on Marion County Parcel

# 2782-025-011

Presentation By: Tracy Taylor

- 9f.** Approve the partial release of an Electric Utility Easement located on Marion County Parcel #13538-002-00

Presentation By: Tracy Taylor

- 9g.** Approve the West Oak Phase 1 Final Plat & Developer's Agreement, SUB22-4949, subject to legal review

Presentation By: Aubrey Hale

- 9h.** Approve West Oak Phase 2 Residential Final Plat and Developer's Agreement, SUB23-45323, subject to legal review

Presentation By: Aubrey Hale

- 9i.** Approve the purchase of two sets of battery-powered extrication equipment from North America Fire Equipment Co. Inc. (NAFECO) in the amount of \$87,742

Presentation By: Clint Welborn

- 9j.** Adopt Resolution 2024-7 approving a License Agreement with the Florida Department of Transportation for improvements within City rights-of-way for Financial Project Number 439234-1-52-01

Presentation By: Sean Lanier

- 9k.** Adopt Budget Resolution 2024-119 amending the Fiscal Year 2023-24 budget to accept and appropriate program income for the City of Ocala's HOME Investment Partnership Program grant in the amount of \$13,853

Presentation By: Tammi Haslam

- 9l.** Adopt Budget Resolution 2024-120 appropriating funds from the Florida Department of Environmental Protection for the Ocala Force Main Construction Project in the amount of \$500,000

Presentation By: Tammi Haslam

- 9m.** Adopt Budget Resolution 2024-121 amending the Fiscal Year 2023-24 budget to accept and appropriate the City of Ocala's Emergency Solutions Grant (ESG) Program funding for outreach services in the amount of \$105,000

Presentation By: Tammi Haslam

**RESULT:** PULLED

- 9n.** Outside Counsel Invoices – November, 2023

Presentation By: William E. Sexton

- 9o.** Approve City Council meeting minutes from December 5, 2023

Presentation By: Angel Jacobs

**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 - January 2, 2024)

- 11a.** Introduce Ordinance 2024-11 to adopt the Water Supply Facilities Work Plan; amend the City of Ocala Comprehensive Plan to incorporate the Water Supply Facilities Work Plan by reference; and amend associated goals, objectives, and policies (CPTA23-45291)

**Introduced By:** James P. Hilty Sr

- 11b.** Introduce Ordinance 2024-12 revising Section 43-87(b)(3) of the Code of Ordinances to provide that participants in the City of Ocala General Employees' Deferred Retirement Option Plan (DROP) may participate in the plan for a period not to exceed 96 months

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

- 11c.** Introduce Ordinance 2024-13 revising Section 70-685(a) of the Code of Ordinances concerning the procedure for the maintenance and refund of residential utility service deposits

**Introduced By:** Kristen M. Dreyer

**12. Internal Auditor's Report - None****13. City Manager's Report**

- 13a. City Council committee assignments

**Fisher Park update**

**Parking Workshop scheduled for Tuesday, January 30, 2023**

**Fluoride Workshop to be scheduled**

**14. Police and Fire Department Report**

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

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

**15. Mayor's Report**

**Boys & Girls Club**

**Adoption event at the Marion County Courthouse**

**16. City Attorney's Report**

- 16a.** Approve Settlement in the matter of Goff v. City of Ocala, Florida with a proposed settlement amount of \$95,000

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Ire J. Bethea Sr

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

**16b.** Discussion of potential adjustments to City Council agenda items and organization

**17. Informational Items**

17a. Calendaring Items

- City offices closed Monday, December 25 and Tuesday, December 26 in observance of the Christmas holiday
- City offices closed Monday, January 1, 2024, in observance of New Year's Day
- City offices closed Monday, January 15, 2024, in observance of Dr. Martin Luther King Day Holiday

17b. Comments by Mayor

17c. Comments by Council Members

**Council Member Bethea commented on the lack of maintenance along the city's entry corridors**

**Council Member Hilty commented on the adoption event hosted at the Marion County Courthouse**

**Council Member Dreyer thanked Parking Enforcement Specialist Heather Stine on behalf of the carolers for attending the ARC caroling event**

17d. Informational

**17d1.** Executed Contracts Under \$50,000

**17d2.** Treasury Cash and Investment Report for the quarter ending September 30, 2023

**18. Adjournment**

**Adjourned at 6:54 pm**

**Minutes**

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James P. Hilty Sr.  
Council President

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Angel B. Jacobs  
City Clerk