



# Ocala

## City Council

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

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**Tuesday, August 20, 2024**

**4:00 PM**

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**1. Call to Order**

**2. Roll Call**

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

**Excused:** Council Member 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, Assistant Finance Director Peter Brill, City Projects Director Tye Chighizola, Director of Airport Matthew Grow, Planning Director Aubrey Hale, Budget Director Tammi Haslam, Community Development Services Director James Haynes, Director of Recreation and Parks Julie Johnson, 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, Chief of Staff Chris Watt, Ocala Police Dept Representative, IT Representative, The Press and other interested parties.

**2a. New Employees**

- Cody Drivas, Electric
- Oscar Ferrufino, Public Works
- Wayne Garland, Public Works
- Kevin Lowery, Public Works

**3. Public Notice**

**Public Notice for the August 20, 2024 City Council Regular Meeting was posted on June 28, 2024**

**4. Proclamations and Awards**

**4a. The Mayor's Citizen Recognition Award will be presented to Betti Jefferson-Gadson**

Mayor Marciano presented the Mayor's Citizen's Recognition Award to Betti Jefferson-Gadson, acknowledging her many contributions to the community. Ms. Jefferson-Gadson thanked the mayor for the award.

- 4b.** The Florida Lineworker Appreciation Day Proclamation will be presented to the Ocala Electric Utility Staff

Mayor Marciano presented a proclamation for Florida Lineworker Appreciation Day to the Ocala Electric Utility Staff. The City proclaims August 26, 2024, as Florida Lineworker Appreciation Day. Mayor Marciano commended the Electric Utility staff for their prompt response time to citizens' calls during recent storms.

Jason Rhodes thanked the City for the opportunity to serve the citizens of Ocala.

- 4c.** The Casana Fink Day Proclamation will be presented to Miss Florida 2024

Mayor Marciano presented a proclamation for Casana Fink Day. The City proclaims August 20, 2024, as Casana Fink Day. Mayor Marciano remarked his wife has worked with Ms. Fink in preparation for the Miss Florida Pageant and stated they are proud to have Ms. Fink represent the community. Ms. Fink thanked everyone for their support.

- 4d.** Service Award - Gary Anson - Engineering Department - 25 Years of Service

Mayor Marciano and City Manager Pete Lee presented a service award to Gary Anson in appreciation of his 25 years of service to the City of Ocala.

## **5. Presentations**

- 5a.** Stephen Shiver and Sarah Suskey with The Advocacy Partners will present the 2024 State Legislative Session Summary/2025 Session Preview

Ms. Suskey, Advocacy Partners thanked Council for the opportunity to represent the City of Ocala in Tallahassee. The 2024 State Legislative Session ended in March. There were 1,957 bills filed for this session. Of those, only 324 passed. The Governor vetoed a total of 14 bills, including the agricultural worker housing bill and cybersecurity incident liability bill. The Lower Floridan project was spared by the Governor.

Ms. Suskey commented on the Primary Election taking place. The results of the Election will largely determine the legislative seats around the State. Due to term limits, Marion County will lose several of longtime Legislators. The session will take place in March and April of year 2025.

## **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.

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

**RESULT:** APPROVED THE CONSENT AGENDA

**MOVER:** Jay A. Musleh

**SECONDER:** Kristen M. Dreyer

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

**EXCUSED:** Hilty Sr

- 6a.** Approve Exhibition Rental Agreements with the Omaha Children's Museum for two professional educational traveling exhibits at the Discovery Center in the amount of \$99,000
- 6b.** Approve Exhibition Rental Agreement with the St. Louis Children's Museum for a professional educational traveling exhibit at the Discovery Center in the amount of \$55,000
- 6c.** Approve the addition of Marion County Parcel #23561-000-00 to the City's surplus property list
- 6d.** Approve the Fiscal Year 2023-24 annual renewal of Graykey forensic software in the amount of \$55,055
- 6e.** Approve Carrfour Supportive Housing, Inc.'s request for funding to pay building and impact fees associated with the production of 59 affordable housing units in the amount of \$131,928
- 6f.** Adopt Budget Resolution 2024-159 amending the Fiscal Year 2023-24 budget to transfer funds from the West Ocala Community Redevelopment Area fund reserves to support Carrfour Supportive Housing Inc.'s request for funding to pay building and impact fees associated with the production of 59 affordable housing units in the amount of \$131,928
- 6g.** Adopt Budget Resolution 2024-160 amending the Fiscal Year 2023-24 budget to accept and appropriate program income for the City of Ocala's Community Development Block Grant Program in the amount of \$32,095
- 6h.** Adopt Resolution 2024-33 approving a Federal Aviation Administration grant for terminal apron rehabilitation design in the amount of \$86,877
- 6i.** Adopt Budget Resolution 2024-161 amending the Fiscal Year 2023-24 budget to appropriate \$86,877 in grant funding from the Federal Aviation Administration and transfer \$9,653 from the Airport Reserve for Contingencies account for the design of terminal apron rehabilitation for a total amount of \$96,530
- 6j.** Approve a disbursement from the Affordable Housing Incentive Fund for Arbour Valley Communities to support the construction of a 112-unit multifamily affordable housing development in the amount of \$37,500
- 6k.** Outside Counsel Invoices – July, 2024
- 6l.** Approve appointment of Brent Malever to the Board of Adjustment to an unexpired 4-year term ending March 1, 2025
- 6m.** Approve appointment of Noelle Smith to the Ocala Historic Preservation Advisory Board to an unexpired 3-year term ending March 1, 2027
- 6n.** Approve City Council meeting minutes from August 6, 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**

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

The City Clerk filed proof of publication for Ordinance 2024-46 thru 2024-47 (Legal Ad number 2xnF9j7sqsl6hhjoZoRt). The City Clerk read the ordinance titles into the record.

- 9a.** Adopt 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

Council President Mansfield opened the public hearing for items 9(a) and 9(b).

Chief Planning Official Endria Madraveren discussed the adoption of Ordinance 2024-47. The applicant requested to rezone the property from PUD-07 (Planned Unit Development) to PD (Planned Development). She provided a brief overview of the property's history, zoning, proposed use, and staff findings. The PD rezoning is requesting an increase of 54 multi-dwelling units. This includes six multi-family units and 48 townhomes. Due to the increase in density and height an updated concurrency agreement will be required. Additionally, staff is requesting to amend the effective date of the Ordinance to coincide with the forthcoming revision of the Concurrency Development Agreement. Staff is recommending approval and requesting that section 7 is incorporated in the Ordinance via your motion. The Planning & Zoning Commission recommends approval.

Micheal Opits, HOA president of El Dorado, 3576 SW 24th Avenue Road, spoke in support of the application. He advised Council the applicant has been very communicative with the residents and addressing the flooding issue.

Jimmy Gooding, Attorney, 1531 SE 36th Avenue, spoke on the applicant's history in the community. He provided a brief overview of the existing PUD, PD amendment/Conceptual Plan, architectural plans, and stormwater design. He requested Council consider amending the effective date language in Section 7 of the ordinance to allow coordination with a Chapter 163 Agreement. The applicant plans on building a luxury apartment complex in the community.

James Fredericks, Civil Engineer, Kimberly Horn, 1700 SE 17th Street, spoke on the drainage design. The development will have full retention for stormwater throughout construction. Furthermore, they are working with the City to find out if the DRA located in the SE corner, will be able to retain more stormwater to help remedy the stormwater issues in the area. He noted they are also looking at options to better help contain the

runoff from Glen Hills Farms property located to the south, which also drains into the proposed development.

Amber Gardner, Kimberly Horn, 1700 SE 17th Street, spoke on traffic impacts. She provided a brief overview of the reserved PM peak hour trips, Intersection Control Evaluation (I.C.E.) changes, and amended Concurrency Development Agreement. She noted the applicant satisfied the obligations in the original agreement.

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

**RESULT:** ADOPTED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Kristen M. Dreyer

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

**ABSENT:** Hilty Sr

- 9b.** Adopt Resolution 2024-34 concerning a PD, Planned Development Plan, including PD Standards for property located approximately 850 feet north and 1,200 feet east of the intersection at 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), approximately 52.82 acres (Case No. PD23-45565) (Quasi-Judicial)

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

**RESULT:** ADOPTED

**MOVER:** Jay A. Musleh

**SECONDER:** Ire J. Bethea Sr

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

**ABSENT:** Hilty Sr

- 9c.** Adopt 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

Senior Planner Emily Johnson discussed the adoption of Ordinance 2024-46. The applicant requested to rezone the property from R-2 (Two-Family) to RO (Residential Office), to allow a hair styling shop use. She provided a brief overview of the property's history, zoning, proposed use, and staff findings. To note, the Planning & Zoning Commission and staff recommend approval.

No public comment.

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

**RESULT:** ADOPTED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Ire J. Bethea Sr

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

**ABSENT:** Hilty Sr

**10. General Business**

- 10a.** Approve the purchase of physical security equipment from Morse Communications including digital cameras, building access controls, and alarms with an estimated expenditure not to exceed \$110,000

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, Musleh, and Mansfield

**ABSENT:** Hilty Sr

- 10b.** Approve one-year renewal of contract with Tyler Technologies for the City's financial and human resource enterprise software, Munis, and ongoing maintenance costs with an estimated expenditure amount of \$310,896

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, Musleh, and Mansfield

**ABSENT:** Hilty Sr

- 10c.** Approve additional expenditures under the contract with Hydra Services, Inc. for the purchase of Sulzer pumps in the amount of \$192,762

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, Musleh, and Mansfield

**ABSENT:** Hilty Sr

- 10d.** Approve the award of the contract for the construction of the North Complex Trailer Yard Shed to Genesis Construction & Management, Inc., in the amount of \$313,194, plus a 10 percent contingency of \$31,319.40, for a total expenditure not to exceed \$344,513

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

**RESULT:** APPROVED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Ire J. Bethea Sr

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

**ABSENT:** Hilty Sr

- 10e.** Approve the purchase of a PipeHunter sewer cleaner truck from Texas Underground in the amount of \$350,490

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, Musleh, and Mansfield

**ABSENT:** Hilty Sr

- 10f.** Approve the award of contract to Inland Coatings, Inc. for the provision of silicone roofing materials in an amount not to exceed \$150,000

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, Musleh, and Mansfield

**ABSENT:** Hilty Sr

- 10g.** Adopt Budget Resolution 2024-162 to amend the Fiscal Year 2023-24 budget to accept and appropriate funding from the Federal Transit Administration 2023 5307 Grant in the amount of \$2,945,359

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

**RESULT:** ADOPTED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Kristen M. Dreyer

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

**ABSENT:** Hilty Sr

- 10h.** Adopt Budget Resolution 2024-163 amending the Fiscal Year 2023-24 budget to provide a supplemental appropriation of \$383,895 to reconcile the SunTran grant revenue, which was not included in the Fiscal Year 2022-23 grant carry forward, and to appropriate \$234,000 in Fiscal Year 2023-24 program income for a total of \$617,895

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

**RESULT:** ADOPTED

**MOVER:** Jay A. Musleh

**SECONDER:** Kristen M. Dreyer



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

**ABSENT:** Hilty Sr

- 10i.** Adopt Budget Resolution 2024-164 amending the Fiscal Year 2023-24 budget to appropriate funds from the Police Trust Reserve for building-related expenses in the amount of \$169,832

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

**RESULT:** ADOPTED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Ire J. Bethea Sr

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

**ABSENT:** Hilty Sr

- 10j.** Approve the Fiscal Year 2023-24 purchase of 12 license plate reader cameras not to exceed the amount of \$125,047

Council President Mansfield requested more information on how the cameras would be used and where they would be placed. Police Information Systems Director Joshua Sasso confirmed the readers will not be used to issue tickets.

Police Chief Mike Balken stated he cannot disclose where the license plate readers are located; the readers will be placed strategically around the City to help fight crime. He stated they have proven effective at helping the Police Department solve crime quickly and efficiently.

Council Member Dreyer shared her personal experience as a victim of identity fraud and expressed her support for private data protection.

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

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Kristen M. Dreyer

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

**ABSENT:** Hilty Sr

- 10k.** Approve amendment #104 between Lutheran Services Florida, Inc., LSF Health Systems and the City of Ocala to continue providing medical services to overdose patients in the amount of \$502,178

Fire Chief Clint Welborn confirmed the program is a great success with Mayor Marciano.

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, Musleh, and Mansfield

**ABSENT:** Hilty Sr

- 10l.** Adopt Budget Resolution 2024-165 amending the Fiscal Year 2023-24 budget to accept and appropriate funding from Lutheran Services Florida, Inc. Health Systems to continue providing medical services to overdose patients in the amount of \$502,178

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

**RESULT:** ADOPTED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Ire J. Bethea Sr

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

**ABSENT:** Hilty Sr

- 10m.** Approve the Fiscal Year 2024-25 property, casualty, liability, and workers' compensation insurance premiums and authorize the Human Resources/Risk Management Director to execute the corresponding insurance policy applications with a projected expenditure of \$2,469,556

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

**RESULT:** APPROVED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Ire J. Bethea Sr

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

**ABSENT:** Hilty Sr

- 10n.** Approve a one-year renewal with HM Insurance Group to provide stop-loss insurance for the City's self-insured health plan with an expenditure of \$1,811,711

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

**RESULT:** APPROVED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Ire J. Bethea Sr

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

**ABSENT:** Hilty Sr

**11. Internal Auditor's Report**

**12. City Manager's Report**

**Urban3 Public Presentation**

City Manager Pete Lee reported Joe Minicozzi with Urban3 will be speaking at IHMC, on August 27, 2024, at 5:30 pm. Urban3 is known for producing urban economic analyses, and the data is used to present analytics in a geographic format, which is valuable information for the City.

### **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 August 5, 2024 to August 18, 2024. The Police Departments Opioid response efforts 6, overdose deaths 0, Narcan leave behind 2, and Amnesty participation 2. Two-week period, service calls 2,000, and criminal charges 295. To note, the department sworn-in eight new Police Officers, and the vacancy rate is below 1%. He confirmed the Drug Unit is working hard on removing illegal drugs and educating the public to reduce overdose deaths.

Council Member Bethea recognized the Police Department for their community support efforts.

Mr. Balken spoke on the department's efforts to promote public safety in the City.

### **14. Ocala Fire Rescue Department Report**

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

Fire Chief Clint Wellborn discussed the public safety Opioid response efforts and community paramedicine program, for August 5, 2024 to August 18, 2024. The overdose response efforts 3, overdose deaths 0, Narcan leave behind 0. For the month, community paramedicine calls 38, OD2A calls 84, unit responses 3,125, and service calls 2,073. Ten Ocala Fire Rescue Members were recognized for their heroic efforts last April, and five Members were nominated for a Hometown Hero Award.

### **15. City Attorney's Report**

- 15a.** Approval of and entry into Acknowledgement and Agreement regarding Utilities with Aurora Ocala, LLC for the establishment of an Alternative Base Charge for water and wastewater utility services for Aurora Ocala, LLC's multifamily residential development

City Attorney Sexton discussed the acknowledgement and agreement regarding utilities with Aurora Ocala, LLC. The purpose is to establish an alternative base charge for water and wastewater utility services. The agreement allows the party to take advantage of a lower base charge. He requested City Council consider approving the proposed agreement.

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

**RESULT:** APPROVED

**MOVER:** Jay A. Musleh

**SECONDER:** Kristen M. Dreyer

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

**ABSENT:** Hilty Sr

- 15b.** Approval of and entry into Agreement regarding Grant of Utility Easement & Release of Easements between Friends Recycling, LLC and the City of Ocala, Florida; relating to the Agreement for Exchange of Real Property entered into on or about December 19, 2023

City Attorney Sexton discussed an agreement regarding utility easements and release of easements with Friends Recycling, LLC. He provided a brief overview of parcel swapping. He requested City Council consider approving the proposed agreement.

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

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Kristen M. Dreyer

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

**ABSENT:** Hilty Sr

**16. Public Comments**

**17. Informational Items and Calendaring Items**

- Monday, September 2, 2024 - Labor Day holiday - City offices closed
- Tuesday, September 3, 2024 - Community Redevelopment Area Agency meeting - 3:45pm, Council Chambers
- 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
- Tuesday, September 17, 2024 - City Council meeting - 4:00pm, Council Chambers

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

**18. Comments by Mayor**

**Mayor of the Day visit**

Mayor Marciano thanked the City for hosting a successful Mayor of The Day.

**Mental health services site**

Mayor Marciano spoke on his partnership with the hospital district to address mental health in the community. The goal is to increase awareness of mental health services and market resources for the public. The site is expected to launch in October and will have an advertising campaign.

**Mary Sue Rich Center**

Mayor Marciano noted the Mary Sue Rich Center will be receiving new fitness equipment for circuit training in October.

**19. Comments by City Council Members****Council Member Bethea shared his experience attending the Florida League of Cities conference**

Council Member Bethea shared his experience attending the Florida League of Cities conference. The conference focused on low income/block housing and combating homelessness.

**Council Member Dreyer invited Council to the TPO meeting scheduled for August 27, 2024, and congratulated Greg Davis on receiving the Joe Curley Rising Leader Award****20. Adjournment**

**Adjourned at 5:26 pm**

**Minutes**

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Barry Mansfield  
Council President

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Angel B. Jacobs  
City Clerk