



Ocala

City Council

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.org

Tuesday, February 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, Procurement & Contracting Officer Daphne Robinson, Chief of Staff Chris Watt, Ocala Police Dept Representative, IT Representative, The Press and other interested parties.

- c. New Employees
 - Matthew Reider - Electric
 - William Simmons - Electric
 - Garrett Wilson - Electric
 - Chris Bunnell - Growth Management
 - Michelle Main - Growth Management
 - Jasmine Charlot - Information Technology
 - Nicholas Fields - Information Technology
 - Dylan Dotten - Public Works

2. Public Notice

Public Notice for the February 7, 2023 City Council Regular Meeting was posted on January 4, 2023**3. Proclamations & Awards****4. Presentations****5. Public Comments****Leonardo Simpkins, 1328 SW 5th Street, commented on the Fire Department receiving tax revenue**

Leonardo Simpkins, 1328 SW 5th Street, commented on the Fire Department receiving tax revenue. He requested City Council investigate the department's collection of tax revenue and lien enforcement against property owners.

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

Brian Creekbaum, 103 NE 31st Terrace, commented on animal control services. He expressed concern the County is going to double tax City residents for shelter services. He discussed the lack of transparency from the City regarding animal control services. Furthermore, he submitted several documents into evidence.

6. Public Hearings

- 6a.** Adopt Resolution 2023-14 to vacate a twenty (20) foot wide drainage easement lying west of and adjacent to the east lines of Lots 1, 4, and 5 of Goings Corner plat (P.B. N, Pg. 37), properties more particularly located at 2610 NW 10th Street and 2616 NW 8th Place (Case PLV22-45037) (Quasi-Judicial)

Growth Management Director Tye Chighizola commented the resolution is regarding a plat vacation from 1972. The property is part of an expansion project, and staff recommends approval.

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

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

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

- 6b.** Approve the sale of beer and wine for on-premise consumption for China Lee Buffet, Inc d/b/a China Lee Buffet located at 3393 E Silver Springs Blvd. (Quasi Judicial)

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

7. Second and Final Reading of Ordinances

(All are Public Hearings)

7a. Adopt Ordinance 2023-28 revising the language in Section 2-72 to include the Ocala City Council District Map 2022

Introduced By: Jay A. Musleh

Growth Management Director Tye Chighizola commented Council adopted the Charter amendment in December 2022, and staff recommends adoption of the Ocala City Council District Map 2022.

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

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Barry Mansfield

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

8. General Business

8a. Approve the purchase of up to five Primex lift station pumping control panels from SJ Electro Systems, Inc. with an estimated expenditure of \$280,110

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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

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

8b. Approve a two-year contract with Bellmore Enterprises, Inc. for underground boring and conduit installation services not to exceed \$1,000,000

Leonardo Simpkins, 1328 SW 5th Street, asked what part of the City will the improvements take place. Director of Electric Utility Doug Peebles explained the improvements would be City-wide.

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

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

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

8c. Approve the purchase of utility poles for the Electric department from Apalachee Pole, Inc with an estimated expenditure of \$327,070

Council President Hilty asked what kind of utility poles will be installed. Director of Electric Utility Doug Peebles responded the plan is to install wooden utility poles.

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

- 8d.** Approve award of a two-year contract with Crystal Communications Inc. for Alcatel-Lucent network equipment and software for network upgrades not to exceed \$250,000

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

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

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

- 8e.** Approve the first amendment to the agreement with Marion County for the Emergency Solutions Grant Program-CARES Act (ESG-CV) to reduce grant funding to \$117,000

Council Member Bethea asked if the request is considered new grant funding. Director of Community Development Services James Haynes responded the City is requesting approval to repurpose previously approved grant funds to other organizations.

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

- 8f.** Approve contract with Algat Enterprises, Inc. for rehabilitation of the Burke residence located at 1640 NW 18th Ave to for a total project cost not to exceed \$110,000

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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

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

- 8g.** Approve contract with Algat Enterprises, Inc. for reconstruction of the Roney residence located at 2347 NE 16th Ct for a total project cost not to exceed \$162,470

Council Member Dreyer expressed support regarding the department's appropriate use of City funds.

There being no further 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

- 8h.** Adopt Resolution 2023-15 approving a T-Hangar rate increase at Ocala International Airport which will generate additional annual revenue totaling \$47,050

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

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

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

- 8i.** Approval to accept award and enter into a Participation Agreement with American Public Power Association to develop and deploy cybersecurity defense for public power in the amount of \$432,545

Council Member Musleh asked if the request is related to the news stories. Assistant Director of Cyber & Physical Security Christopher Ramos responded the plan is to secure the operation's technology network for the electric sector. The award will greatly increase security protection for the network.

Council Member Musleh asked if the award will be used to protect facilities. Mr. Ramos responded no; the award will be used for the network only.

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

RESULT: APPROVED

MOVER: Jay A. Musleh

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.

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

RESULT: APPROVED THE CONSENT AGENDA

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

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

- 9a.** Approve a one-year agreement with PC Solutions & Integration, Inc. for Juniper core router migration, deployment, and training in the amount of \$84,916
- 9b.** Adopt Budget Resolution 2023-122 amending the Fiscal Year 2022-2023 budget to appropriate three years of grant funds for the Levitt AMP Concert Series in the amount of \$90,000
- 9c.** Accept grant agreement from the Florida Division of Emergency Management for the purchase of equipment for Urban Search and Rescue Sustainment in the amount of \$12,000
- 9d.** Adopt Budget Resolution 2023-123 amending the Fiscal Year 2022-2023 budget to appropriate funding from the Florida Division of Emergency Management for the Urban Search and Rescue Sustainment Program in the amount of \$12,000
- 9e.** Approve a one-year renewal of the Community Paramedicine Program Agreement with Florida Hospital Ocala, Inc. d/b/a AdventHealth Ocala
- 9f.** Adopt Budget Resolution 2023-124 amending the Fiscal Year 2022-2023 budget to appropriate State Housing Initiatives Program income totaling \$23,651
- 9g.** Adopt Resolution 2023-16 appointing members to the City of Ocala's Affordable Housing Advisory Committee for three-year terms ending December 31, 2025.
- 9h.** Approve Amendment IV to the Overdose Data to Action Community Paramedicine Program Agreement with the State of Florida, Department of Health to include language regarding Compensation Report requirements
- 9i.** Adopt Budget Resolution 2023-125 amending the Fiscal Year 2022-2023 budget to transfer funds from the General Liability Claims fund to purchase one replacement vehicle for the Ocala Police Department in the amount of \$10,745
- 9j.** Approve a one-year lease for office space at the airport terminal with Jet Genius Florida Holdings, Inc. with a monthly receivable amount of \$1,200
- 9k.** Approve Regular Meeting City Council Minutes from December 20, 2022
- 9l.** Approve Regular City Council Minutes from January 17, 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 - February 21, 2023)

- 11a.** Introduce Ordinance 2023-29 to rezone from SC, Shopping Center, to B-2, Community Business, for property located on the west side of Tartan Road, south of properties addressed 5500 and 5300 SW College Road; approximately 3.18 acres (ZON22-45052) (Quasi-Judicial)

Introduced By: Jay A. Musleh

- 11b. Introduce Ordinance 2023-30 to annex property located north of the access road included in the Shops at Foxwood Replat (P.B. 12 Pg. 161), said access road running behind properties addressed 4579 to 4631 NW Blitchton Road; approximately 6.10 acres (ANX22-45042) (Quasi-Judicial)

Introduced By: Ire J. Bethea Sr

- 11c. Introduce Ordinance 2023-31 to change the Future Land Use Designation from Commercial (County), to Low Intensity (City), for property located north of the access road included in the Shops at Foxwood Replat, said access road running behind properties addressed 4579 to 4631 NW Blitchton Road; approximately 6.10 acres (LUC22-45047)

Introduced By: Barry Mansfield

- 11d. Introduce Ordinance 2023-32 to rezone from B-2, Community Business (County), to B-2, Community Business (City), for property located north of the access road included in the Shops at Foxwood Replat, said access road running behind properties addressed 4579 to 4631 NW Blitchton Road; approximately 6.10 acres (ZON22-45048) (Quasi-Judicial)

Introduced By: Barry Mansfield

- 11e. Introduce Ordinance 2023-33 to change the Future Land Use Designation from Public to Medium Intensity/Special District, for property located on the south side of NW 35th Street in the 2100-2400 block (currently a water retention area); approximately 5.83 acres. (LUC22-45057) (Quasi-Judicial)

Introduced By: Ire J. Bethea Sr

- 11f. Introduce Ordinance 2023-34 concerning a rezoning from GU, Government Use, to PD, Planned Development, for property located on the south side of NW 35th Street in the 2100-2400 block (currently a water retention area), approximately 5.83 acres. (Quasi-Judicial)

Introduced By: Jay A. Musleh

- 11g. Introduce Ordinance 2023-35 to amend the boundaries of the Ridge at Heath Brook Community Development District generally located southeast of SW Highway 200 (College Road) and west of I-75 by adding approximately 36.431 acres to increase the size of the Community Development District to approximately 75.796 acres (Case No. PH23-45081) (Quasi-Judicial)

Introduced By: Barry Mansfield

- 11h. Introduce Ordinance 2023-36 amending sections 2-195 and 2-196, Code of Ordinances, City of Ocala, Florida; providing for the administration of preemployment fingerprinting and background checks

Introduced By: Kristen M. Dreyer

- 11i. Introduce Ordinance 2023-37 creating sections 58-170 through 58-172, Code of Ordinances, City of Ocala, Florida; providing for the regulation of dangerous uses of the public rights-of-way; enforcement and penalties

Introduced By: Kristen M. Dreyer

12. Internal Auditor's Report - None

13. City Manager's Report

Legislative priorities to be discussed

City Manager Pete Lee requested Council review the list of legislative priorities and provide feedback.

Update animal control services discussions

City Manager Pete Lee reported the City met with the County last week to address animal control services. The County submitted a proposed agreement, which will be modified by the City. The plan is to present the draft agreement at a future public hearing in March. He addressed the transparency of discussions with Council President Hilty.

Council Strategic Planning Session scheduled on Tuesday, April 11, 2023, from 8 am to 12 pm

City Manager Pete Lee commented the City is working on executing a contract for a facilitator. He requested feedback from Council regarding the chosen date; and the two meeting locations under consideration: Mary Sue Rich Community Center, and Ocala Airport. Furthermore, he addressed the time set agenda plan with Council Member Musleh.

Council Member Musleh recommended allotting more time for hot topics on the agenda.

Council President Hilty suggested adding time for travel.

Mr. Lee stated the facilitator will contact each Council Member individually to discuss priorities.

City Manager Pete Lee out of office February 15, 2023 to February 22, 2023

City Manager Pete Lee confirmed Assistant City Manager Ken Whitehead will act as City Manager during his absence.

Condolences to the family of Andy Babbitt

City Manager Pete Lee expressed condolences for the family of Senior Building Inspector Andy Babbitt.

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 January 16, 2023 to February 5, 2023. The Police Department's Opioid response efforts 20, overdose deaths 5, Narcan leave behind 6 and Amnesty participation 4. The departments drug unit exceeded quarterly goals set by the Federal Government. Furthermore, the department is facing

recruitment and retention challenges.

Council President Hilty commented the US Attorney recognized OPD, the Marion County Sheriff's Office, and the FBI during a press conference.

Police Chief Balken spoke on the department's efforts in the community. He noted violent crimes have decreased by 17% this year.

Leonardo Simpkins, 1328 SW 5th Street, expressed concern regarding police profiling on the southwest side of the City.

Police Chief Balken explained how policing is spread equally throughout the City. The department prohibits police profiling, which is illegal. He noted the department will continue to perform traffic stops in high crime areas to combat the increased use of illegal drugs/weapons.

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 19, overdose deaths 0 and Narcan leave behind 2. For the month of January, 435 OD2A Program participants, 239 community paramedicine graduates, and 2,611 calls for service. The department will be participating in a Statewide tornado drill on February 8, 2023.

Council Member Dreyer spoke on expanding mental health resources for employees. She supports partnering with community partners to improve mental health services.

Fire Chief Welborn confirmed the department is working on improving mental health services for all City employees.

Council President Hilty requested more information regarding mandatory overtime. Fire Chief Welborn explained how the department rarely participates in mandatory overtime. The department is facing recruitment challenges; and four vacant positions will be filled next month.

Council Member Dreyer suggested the City contact neighboring cities to learn about their successful employment retention techniques.

15. Mayor's Report

Pending visitation from the City of Sincelejo

Mayor Guinn commented the City of Sincelejo has resolved their political issues and officials are looking to schedule a visit within a month. The City of Sincelejo looks forward to learning about the City's operations and partnering with the School Board to create a student exchange program.

Renovation of Booster Stadium Fieldhouse

Mayor Guinn reported he is working with the School Board to draft estimated costs to renovate

the Booster Stadium Fieldhouse. Many people in the community are very interested in volunteering and donating to the proposed renovation project.

Black Stallion Literacy Program

Mayor Guinn shared his wonderful experience attending the Black Stallion Literacy Program.

16. City Attorney's Report

17. Informational Items

a. Calendaring Items

Community Redevelopment Area Agency Board Meeting - February 21, 3:45pm - Council Chambers

b. Comments by Mayor

c. Comments by Council Members

Council Member Bethea commented on events being held at the Mary Sue Rich Community Center

Council Member Bethea commented on creating a Task Force to combat gun violence in the City

Council Member Bethea commented a Task Force lead by the Marion County Children's Alliance was created to combat gun violence in the City. Furthermore, the community is working hard to support the Task Force's efforts.

Council Member Mansfield expressed sympathy to Growth Management staff

Council Member Mansfield commented on proposed golf cart map changes

Council Member Mansfield commented he has received requests from citizens to revisit the golf cart map in the downtown. He requested the City evaluate the proposal. City Manager Pete Lee responded the City will present the proposal to Council.

Growth Management Director Tye Chighizola noted the City will need to make changes to the golf cart map.

Council Member Mansfield stated he will send the proposed map changes to Mr. Chighizola.

Council Member Musleh requested the City host a public meeting to solicit feedback from the public.

Council Member Dreyer noted the public meeting held at MCA was very successful.

Council President Hilty expressed concern regarding pedestrian safety and Downtown traffic impacts.

d. Informational

17d1. Monthly Budget to Actual Report as of December 31, 2022 and Capital Improvement Project Status Report

17d2. Power Cost Adjustment Report - December 2022

17d3. Executed Contracts Under \$50,000

18. Adjournment

Adjourned at 5:10 pm

Minutes

James P. Hilty Sr.
Council President

Angel B. Jacobs
City Clerk