



Ocala

City Council

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.org

Tuesday, July 18, 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

Council Member Musleh arrived at 4:06 pm.

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, City Projects Director Tye Chighizola, Marketing & Communication Manager Ashley Dobbs, Director Economic Development 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, Chief Financial Officer Janice Mitchell, 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, Procurement & Contracting Officer Daphne Robinson, Growth Management Director Jeff Shrumm, Chief of Staff Chris Watt, Ocala Police Dept Representative, IT Representative, The Press and other interested parties.

c. New Employees

- Austin Fearday - Engineering/Water Resources Intern
- Saniya Johnson - Engineering/Water Resources Intern
- Julia Richard - Engineering/Water Resources Intern
- Abigail Taylor - Engineering/Water Resources Intern
- Tariq Williams - Engineering/Water Resources Intern
- Katy Wirthlin - Growth Management
- James Harris - Public Works
- William Remines - Public Works
- Nyla Nguyen - Water Resources

2. Public Notice

Public Notice for the July 18, 2023 City Council Regular Meeting was posted on June 20, 2023

3. Proclamations & Awards

- 3a.** North Marion High School Baseball Day Proclamation will be presented to Coach Dale Hall and to all the North Marion High School Baseball team members known as the “Colts”

Mayor Guinn presented a proclamation for North Marion High School Baseball Day. The City proclaims June 20, 2023, as North Marion High School Baseball Day.

- 3b.** Key to the City will be presented to the North Marion High School Baseball Coach Dale Hall and to all the team members known as the “Colts”

Mayor Guinn presented a key to the City to North Marion High School Baseball Coach Dale Hall and team members.

Coach Dale Hall thanked the Mayor and Council for supporting the young athletes.

- 3c.** Parks and Recreation Month Proclamation will be presented to the Director of Recreation and Parks Preston Pooser and Department Staff

Mayor Guinn presented a proclamation for Parks and Recreation Month. The City proclaims July 2023, as Parks and Recreation Month.

Director of Parks & Recreation Preston Pooser thanked the Mayor and Council for their support.

4. Presentations

- 4a.** The United Way of Marion County President and CEO Bob Haight and Vice President of Resource Development Niki Tripodi will be presenting the 2022 Chairman’s Award and the 2022 Local Government Award to the City of Ocala staff members

United Way Marion County President & CEO Bob Haight thanked the City for supporting their organization. He presented the 2022 Chairman’s Award to Mayor Guinn and the 2022 Local Government Award to City Manager Pete Lee. He provided a brief overview of the organizations support efforts in the community.

Rachel Fautsch, Community Outreach Manager, served as the city of Ocala Employees 2022 United Way Campaign Chair, and noted the organization raised \$81,000 last year and hosted over fifteen events.

- 4b.** Ocala Juneteenth Celebration Scholarship Presentation by Scholarship Chair Wantanisha Dawson-Morant and Vice-President/Scholarship Co-Chair TiAnna Harris

Scholarship Chair Wantanisha Dawson-Morant and Vice President/Scholarship Co-Chair TiAnna Harris recognized several scholarship recipients.

5. Public Comments

6. Public Hearings

- 6a.** Approve substantial amendment to the 2019-2023 Consolidated Plan and 2021 Annual Action Plan to align with the general ledger account by reassigning \$251,944 from CDBG Public Facilities/Infrastructure to CDBG Housing Rehabilitation

Director of Community Development Services James Haynes provided a brief overview of the substantial amendment to the 2019-2023 Consolidated Plan and 2021 Annual Action Plan. As part of the previously approved plan, \$251,944 was included as a portion of the lighting costs in the Past 1A Sidwalk and Lighting Project, which was delayed due to rising costs and labor shortages. The amendment will reassign the \$251,944 allocated for the sidewalk and lighting project to satisfy the HUD expenditure deadline and budgetary needs.

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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

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

- 6b.** Open a public hearing to transmit to the Florida Department of Economic Opportunity an amendment to the Future Land Use Element of the Comprehensive Plan by deleting Policy 18.3 relating to development conditions for property located at 2015 NE 14th Street and the parcel directly to the east, approximately 9.84 acres (FLUP23-45191)

Council President Hilty opened the public hearing at 4:34 pm.

Senior Planner Emily Johnson discussed an amendment to the Future Land Use Element of the Comprehensive Plan. The amendment recommends deleting Policy 18.3 relating to development conditions for property located at 2015 NE 14th Street, and the parcel directly to the east. If approved, the case will be transmitted to the Florida Department of Economic Opportunity and State agencies for review, then return to Council for adoption at a future meeting. The proposed deletion will allow for future development consistent with the low intensity future land use category. The Planning & Zoning Commission and staff recommend approval.

Attorney Jimmy Gooding, 1531 SE 36th Avenue, stated he is representing the applicant. He provided a brief overview of the history and process regarding comp plan amendments, and requested Council approve the proposed amendment to delete Policy 18.3.

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

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

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

7. Second and Final Reading of Ordinances - None

8. General Business

- 8a.** Adopt Resolution 2023-33 providing for the reimposition of non-ad valorem Fire Assessments, establishing proposed rates for Fiscal Year 2023-2024, directing preparation of the Fire Assessment Roll, setting a date for a public hearing, and directing published and mailed notices of proposed Fire Assessments

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

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

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

- 8b.** Adopt the Fiscal Year 2023-2024 tentative millage rates: Basic City - 6.6177; District A - 1.7185; District B - 1.6332; District C - 1.4699

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

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: Jay A. Musleh

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

- 8c.** Adopt Budget Resolution 2023-150 amending the Fiscal Year 2022-2023 budget to appropriate American Rescue Plan Act funds totaling \$5,101,070

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

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

- AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8d.** Adopt Budget Resolution 2023-151 amending the Fiscal Year 2022-2023 budget to appropriate funds from the reserve for building related expenses account in the amount of \$100,838

There being no 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
- 8e.** Approve the purchase of roofing materials from Henry Company, Inc, for various roof repairs not to exceed \$250,000

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
- 8f.** Approve the use of The Interlocal Purchasing System (TIPS) cooperative purchasing contract with Periscope Holdings, Inc. for the purchase of the BidNet eProcurement software solution, for an initial three-year term, in an amount not to exceed \$124,725

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
- 8g.** Approve an agreement with Antebellum Manufacturing, LLC for an Economic Investment Program incentive 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:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8h.** Approve employee-paid insurance plans for vision, group Medicare, short and long-term disability, pet, legal services, life, and cancer/accident/critical illness and City paid insurance plan life insurance for Fiscal Year 2024

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

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. Approve Labor Attorney invoices for May 2023 in the amount of \$175.45

9b. Adopt Resolution 2023-34 accepting a donation of three treadmills from Orangetheory Fitness

9c. Approve a one-year renewal with Squeekie Klean Landscaping, LLC for city complex grounds maintenance with a maximum expenditure of \$35,850

9d. Approve a Developer's Agreement between the City of Ocala, Lake Louise, LLC, and The Rosemere Apartments, LLC for the construction of utility improvements for the Lake Louise apartment development

9e. Approve and authorize City Engineer to execute Amendment No.2 for NF069 grant with Florida Department of Environmental Protection for Wastewater Service Area Expansion project

9f. Approve the construction of offices for the Customer Service Center with Advanced Commercial Contractors, Inc. in the amount of \$58,130

9g. Approve amendment to the 2022-2025 Local Housing Assistance Plan

9h. Approve the Watula South Final Plat and Developer's Agreement (SUB23-45118)

9i. Adopt Budget Resolution 2023-152 to appropriate funds from the West Ocala Community Redevelopment Area Reserve for Fund Balance for the installation of a screen wall at the Mary Sue Rich Community Center at Reed Place in the amount of \$47,896

9j. Approve June 2023 outside counsel invoices for general city business legal services in the amount of \$3,778.75 and for risk management-related legal services in the amount of \$23,906.06

9k. Approve Minutes from June 20, 2023 City Council meeting

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 - August 1, 2023)

- 11a.** Introduce Ordinance 2023-51 concerning a zoning change from B-1A, Limited Neighborhood Business, to R-3, Multi-Family Residential, for a property located at the SE corner of the intersection of SW 12th Street and SW Sixth Avenue, approximately 0.29 acres (ZON23-45189) (Quasi-Judicial)

Introduced By: Ire J. Bethea Sr

- 11b.** Introduce Ordinance 2023-52 to amend the supplementary regulations for daycare facility play areas, to accommodate indoor play areas for licensed urban childcare facilities

Introduced By: Kristen M. Dreyer

12. Internal Auditor's Report - None

13. City Manager's Report

Main Street Conference Update

City Manager Pete Lee reported the Main Street Conference starts on Wednesday, July 19, 2023, to Friday, July 21, 2023. If Council is interested in attending the conference, reach out to the City Manager, or Community Outreach Manager Rachel Fautsch.

Golf Course Update

City Manager Pete Lee reported the City is performing landscape improvements to the golf course.

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 July 3, 2023 to July 16, 2023. The Police Department's Opioid response efforts 6, overdose deaths 1, Narcan leave behind 2, and Amnesty participation 3. Year-to-date, average response time 1 minute 35 seconds, dispatch calls 40,416, self-initiated calls 57,817, traffic crashes 1,842, Baker Acts 499, Marchman Acts 244, drug related incidents 188, public records requests 2,305, online reports 946, service level 94%, field interviews 503, security checks 14,471, citations 1,000, and arrests 1,241.

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 4, overdose deaths 0, Narcan leave behind 0, and calls for service 2,181. Year to date, 442 OD2A Program participants, and 296 community paramedicine graduates.

15. Mayor's Report**Congressman Stern's scholarship donation to Discovery Science Center**

Mayor Guinn reported Congressman Stern will be making a \$200,000 scholarship donation to the Discovery Science Center. Mr. Stern requested his name be displayed inside the center.

City Manager Pete Lee stated he will follow-up with Council individually regarding the request.

16. City Attorney's Report**17. Informational Items****17a. Calendaring Items**

- City Council Workshop: Proposed FY 23/24 Budget - August 22, 2023, 12:00pm - Council Chambers

17b. Comments by Mayor**Homeless Camps Update**

City Manager Pete Lee confirmed property owners are allowed to cut undergrowth with Mayor Guinn.

Police Chief Balken discussed how the Police Department is combating violent crimes at homeless camps.

City Manager Pete Lee stated he will schedule a meeting with Code Enforcement and the Police Department regarding the cutting of undergrowth at homeless camps. He provided a brief overview of the Code Enforcement process.

Mayor Guinn requested the City under cut the growth and clean up the homeless camps.

17c. Comments by Council Members**Council Member Dreyer commented on the Mary Sue Rich Center and Skate Park**

Council Member Dreyer discussed the diversity in the visitors to the Mary Sue Rich Center. Furthermore, she requested the City pursue Phase 2 of the Skate Park project.

Director of Parks & Recreation Preston Pooser provided a brief overview of the budget for the Skate Park project. To note, the project is part of the City's CIP.

City Manager Pete Lee commented the City will add the snake run and large bowl expense to next year's budget. The City plans on launching a fundraiser to collect donations for the Skate Park project. Furthermore, the City will provide a project update in September.

Council Member Dreyer commented on the School Board's impact on affordable housing

Council Member Dreyer expressed concern the School Board's impact fees will negatively

impact affordable housing. She suggested Council review the School Board's proposed impact fees.

17d. Informational

17d1. Power Cost Adjustment Report - May 2023

17d2. Monthly budget to actual report and Capital Improvement Project status report as of May 31, 2023

17d3. Executed Contracts Under \$50,000

17d4. Inform Council of the expenditure of residual Infrastructure Surtax Revenue from previously budgeted funds to be utilized for office space buildouts within the Ocala Police Department in the amount of \$175,000

18. Adjournment

Adjourned at 5:13 pm

Minutes

James P. Hilty Sr.
Council President

Angel B. Jacobs
City Clerk