



Ocala

City Council

Synopsis

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, August 15, 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

- c. New Employees

2. Public Notice

Public Notice for the August 15, 2023 City Council Regular Meeting was posted on July 5, 2023

3. Proclamations & Awards

- 3a. Service Award - Sergeant Jon McDonald - Ocala Police Department - 15 Years of Service
- 3b. Service Award - Sergeant David Rodriguez - Ocala Police Department - 15 Years of Service
- 3c. Service Award - Detective Mary Williams - Ocala Police Department - 20 Years of Service
- 3d. Service Award - Darren Park - Director of Public Works - 20 Years of Service
- 3e. Service Award - Tyrone Sylvester Green - Public Works - 25 Years of Service
- 3f. Service Award - Lieutenant Eric Hooper - Ocala Police Department - 25 Years of Service
- 3g. Service Award - Sergeant Shawn Minucci - Ocala Police Department - 25 Years of Service
- 3h. Service Award - Sergeant Dan Wright - Ocala Police Department - 25 Years of Service
- 3i. Service Award - Fire Chief Clint Welborn - Ocala Fire Rescue - 25 Years of Service
- 3j. Service Award - Battalion Chief Larry Doerffel - Ocala Fire Rescue - 35 Years of Service

Service

4. Presentations

5. Public Comments

Manny Camps, 2714 NE 14th Street, expressed concern regarding a City ordinance

6. Public Hearings

- 6a.** Adopt Ordinance 2023-54 to amend the future land use designation from Public to Medium Intensity/Special District for approximately 5.83 acres of property located on the south side of NW 35th Street in the 2100-2400 block (currently a water retention area) (Case No. LUC23-45236)

Presentation By: Patricia Hitchcock

Introduced By: Ire J. Bethea Sr

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

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

- 6b.** Adopt Ordinance 2023-55 to rezone from GU, Governmental Use, to PD, Planned Development, property located on the south side of NW 35th Street in the 2100-2400 block (currently a water retention area), approximately 5.83 acres (Case No. PD23-45234) (Quasi-Judicial)

Presentation By: Patricia Hitchcock

Introduced By: Jay A. Musleh

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Barry Mansfield

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

- 6c.** Adopt Resolution 2023-35 approving the First Amendment to the West Oak Planned Development PD plan and PD design standards for approximately 198.80 acres of property located south of NW 35th Street, east of NW 27th Avenue, north of NW 21st Street, and west of railroad (Case No. PD23-45234) (Quasi-Judicial)

Presentation By: Patricia Hitchcock

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Barry Mansfield

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

7. Second and Final Reading of Ordinances

(All are Public Hearings)

- 7a.** Adopt Ordinance 2023-53 revising Article VIII - Sections 66-191 through 66-197 of the Code of Ordinances concerning the operation of golf carts (Case No. COD23-45296)

Presentation By: Tye Chighizola

Introduced By: Kristen M. Dreyer

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

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

- 7b.** Adopt Ordinance 2023-56 to amend Section 122-910 for multi-family dwellings to be permitted to develop based on maximum intensity (Floor Area Ratio) rather than maximum density in Shopping Centers (Case No. COD23-45198)

Presentation By: Emily Johnson

Introduced By: Barry Mansfield

RESULT: ADOPTED

MOVER: Barry Mansfield

SECONDER: Kristen M. Dreyer

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

8. General Business

- 8a.** Adopt Budget Resolution 2023-155 amending the Fiscal Year 2022-2023 budget to accept and appropriate 2023-2024 State Housing Initiatives Partnership (SHIP) grant funding in the amount of \$285,406

Presentation By: Tammi Haslam

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

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

- 8b.** Approve the purchase of FususOne software and other public safety information technology equipment for the Real Time Crime Center from Pileum Corporation in an amount not to exceed \$235,000

Presentation By: Michael Balken

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: Kristen M. Dreyer

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

- 8c.** Approve contract for roof system repairs at the E.D. Croskey Recreational Center with Marion/Service Roofing & Sheet Metal Co. in an amount not to exceed \$198,860

Presentation By: John King

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

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

- 8d.** Approve award of development opportunity ITN#GRM/210512 and redevelopment agreement with D & S Development, LLC to construct affordable housing units on properties located in the West Ocala CRA subarea.

Presentation By: Aubrey Hale

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Kristen M. Dreyer

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

- 8e.** Approve a lease with DOMACH, LLC for the City to manage the parking lot at 210 W. Silver Springs Blvd. for fourteen months at \$2,500 per month

Presentation By: Tye Chighizola

RESULT: DENIED

MOVER: Barry Mansfield

- SECONDER:** Ire J. Bethea Sr
- NAY:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8f.** Approve a five-year contract with CentralSquare Technologies, LLC, to upgrade and migrate to the cloud, permitting software (Community Development, formerly known as TRAKiT) with an estimated expenditure amount of \$954,792
- Presentation By: Tye Chighizola
- RESULT:** APPROVED
- MOVER:** Kristen M. Dreyer
- SECONDER:** Barry Mansfield
- AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8g.** Approve a one-year renewal of the CentralSquare asset management and workorder software, Lucity, with ongoing maintenance costs with an estimated expenditure amount of \$107,142
- Presentation By: Christopher Ramos
- RESULT:** APPROVED
- MOVER:** Jay A. Musleh
- SECONDER:** Kristen M. Dreyer
- AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8h.** 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 \$335,945
- Presentation By: Christopher Ramos
- RESULT:** APPROVED
- MOVER:** Ire J. Bethea Sr
- SECONDER:** Kristen M. Dreyer
- AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8i.** Approve the purchase of two autotransformers from PTI Transformers, Inc. in an amount not to exceed \$8,070,340
- Presentation By: Doug Peebles
- RESULT:** APPROVED
- MOVER:** Jay A. Musleh
- SECONDER:** Kristen M. Dreyer
- AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8j.** Approve the purchase of inventory items for Ocala Electric Utility awarded to multiple vendors in the amount of \$769,677
- Presentation By: Doug Peebles
- RESULT:** APPROVED
- MOVER:** Ire J. Bethea Sr
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- SECONDER:** Kristen M. Dreyer
- AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8k.** Approve the purchase of inventory items for Ocala Fiber Network awarded to multiple vendors in an amount not to exceed \$106,911
- Presentation By: Mel Poole
- RESULT:** APPROVED
- MOVER:** Barry Mansfield
- SECONDER:** Kristen M. Dreyer
- AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8l.** Approve the Fiscal Year 2023-2024 property, casualty, liability, and workers' compensation insurance premiums and authorize the HR/Risk Management Director to execute the corresponding insurance policy applications with a projected expenditure of \$2,676,385
- Presentation By: Devan Kikendall
- RESULT:** APPROVED
- MOVER:** Barry Mansfield
- SECONDER:** Ire J. Bethea Sr
- AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8m.** 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 \$2,029,699
- Presentation By: Devan Kikendall
- RESULT:** APPROVED
- MOVER:** Kristen M. Dreyer
- SECONDER:** Ire J. Bethea Sr
- AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8n.** Approve contract amendment for a two-year renewal with ElectRx and Health Solutions, LLC for an employee prescription drug supply program
- Presentation By: Devan Kikendall
- RESULT:** APPROVED
- MOVER:** Barry Mansfield
- 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.

RESULT: APPROVED THE CONSENT AGENDA

MOVER: Kristen M. Dreyer

SECONDER: Ire J. Bethea Sr

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

- 9a.** Adopt Budget Resolution 2023-156 accepting a donation from the Greg Graham Legacy Foundation to Ocala Fire Rescue for firefighter recruitment scholarships in the amount of \$8,000

Presentation By: Tammi Haslam

- 9b.** Adopt Budget Resolution 2023-157 amending the Fiscal Year 2022-2023 budget to appropriate additional funding to purchase public safety information technology equipment and annual software licenses in the amount of \$185,000

Presentation By: Tammi Haslam

- 9c.** Adopt Budget Resolution 2023-158 amending the Fiscal Year 2022-2023 budget to appropriate funds from the Reserve for Building Fund to purchase permitting software (Community Development, formerly known as TRAKiT) in the amount of \$336,139

Presentation By: Tammi Haslam

- 9d.** Adopt Budget Resolution 2023-159 amending the Fiscal Year 2022-2023 budget to appropriate Challenge grant funds from Marion County for the Marion County Continuum of Care totaling \$52,000

Presentation By: Tammi Haslam

- 9e.** Approve the release of an Electric Easement that encumbers Marion County Parcel #23731-000-00, Rooms To Go

Presentation By: Tracy Taylor

- 9f.** Approve a release of Electric Easement that encumbers Marion County Parcel #23738-000-00

Presentation By: Tracy Taylor

- 9g.** Approve Marion County standard professional services agreement for the 2023-2024 Challenge Grant totaling \$52,000

Presentation By: James Haynes

- 9h.** Approve a new construction grant program for the Community Redevelopment Areas

Presentation By: Aubrey Hale

- 9i.** Approve Labor Attorney invoices for June 2023 in the amount of \$290

Presentation By: Devan Kikendall

- 9j.** Outside Counsel Invoices – July, 2023

Presentation By: William E. Sexton

- 9k.** Approve Regular City Council Meeting minutes from August 1, 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 - September 5, 2023)

- 11a.** Introduce Ordinance 2023-57 adding Chapter 14 (Animal Control) to the Code of Ordinances by adopting Chapter 4 of the Marion County Code as the applicable animal control and enforcement code provisions (Case No. COD23-45297)

Introduced By: Kristen M. Dreyer

- 11b.** Introduce Ordinance 2023-58 to rezone from B-4, General Business, and M-1, Light Industrial, to M-1, Light Industrial, for property located in the 1800 block of US Highway 27, approximately 2 acres (Case No. ZON23-45220)(Quasi-Judicial)

Introduced By: Ire J. Bethea Sr

12. Internal Auditor's Report - None

13. City Manager's Report

City Council Workshop scheduled on Tuesday, August 22, 2023

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

Therapy Dog Program

State of Florida Swimming Championships to be held in Ocala in November

16. City Attorney's Report

17. Informational Items

17a. Calendaring Items

- City Council Workshop - Proposed FY 23/24 Annual Budget - Tuesday, August 22, 2023 - 12:00pm - Council Chambers
- Labor Day Holiday - City Offices Closed - Monday, September 4, 2023
- Public Hearing to Discuss FY23/24 Fire Assessment rates - Tuesday, September 12, 2023 - 5:00pm - Council Chambers

17b. Comments by Mayor

17c. Comments by Council Members

Council Member Dreyer reported on the August 11 Marion County Board of County Commissioners and Marion County School Board joint workshop

Council Member Bethea reported on the Florida League of Cities conference

17d. Informational

17d1. Power Cost Adjustment Report - June 2023

17d2. Executed Contracts Under \$50,000

18. Adjournment

Adjourned at 7:15 pm