



# Ocala

## City Council

### Synopsis

110 SE Watula Avenue  
Ocala, FL 34471

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

---

**Tuesday, November 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

- c. New Employees
  - Bradley Stewart, Engineering
  - Sarah Cobo, Growth Management
  - Brian Dority, Growth Management
  - Brittany Duval, Growth Management
  - Niccolo Fekay, Public Works
  - Eliezer Rojas, Public Works
  - Jonathon Smith, Public Works

**2. Public Notice**

**Public Notice for the November 11, 2023 City Council Regular Meeting was posted on October 2, 2023**

**3. Proclamations & Awards**

- 3a.** Daniel L. Hightower, Esq., Proclamation will be presented to Mr. Hightower
- 3b.** Mobility Week Proclamation will be presented to the Community Outreach Manager Rachel Fautsch; Transit Manager, Steven Neal; General Manager Suntran, Ola Adelekan; and to Senior Transit Manager, Ji Li
- 3c.** Children's Grief Awareness Day Proclamation will be presented to Hospice of Marion County Bereavement Manager Monika Morrisette
- 3d.** The Nation of Israel Proclamation will be presented to Rabbi Yossi Hecht, of Chabad Lubavitch Jewish Center; Rabbi Erin Boxt, of Temple Beth Shalom; and Board President Howard Shiner and Board Vice President Sharon Michaelson of Temple B'nai Darom

- 3e. The Nation of Israel Resolution will be presented to Rabbi Yossi Hecht, of Chabad Lubavitch Jewish Center; Rabbi Erin Boxt, of Temple Beth Shalom; and Board President Howard Shiner and Board Vice President Sharon Michaelson of Temple B'nai Darom

4. **Presentations**

- 4a. Aubrey Hale will present to City Council the Florida Redevelopment Association Outstanding New Building Project Award - Mary Sue Rich Community Center at Reed Place

5. **Public Comments**

6. **Public Hearings**

- 6a. Approve the sale of beer, wine, and liquor for on-premise consumption and consumption outside of an enclosed building for Harrrdy, LLC d/b/a Mellow Mushroom, located at 2 SW Fort King Street Unit #1 (Quasi-Judicial)

Presentation By: Jeff Shrum

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Kristen M. Dreyer

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

- 6b. 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, 2023, City Council meeting - Request to postpone to the December 19, 2023, City Council meeting

Presentation By: Endira Madraveren

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

**RESULT:** POSTPONED

**MOVER:** Jay A. Musleh

**SECONDER:** Ire J. Bethea Sr

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

- 6c. 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, 2023, City Council meeting - Request to postpone to the December 19, 2023, City Council meeting

Presentation By: Endira Madraveren

**RESULT:** POSTPONED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Ire J. Bethea Sr

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

**7. Second and Final Reading of Ordinances - None****8. General Business**

- 8a.** Approve Task Work Order No. 7 with Infrastructure Consulting & Engineering, PLLC to perform Environmental Assessment of Taxiway-C and westside improvements in the amount of \$405,023

Presentation By: Matthew Grow

**RESULT:** APPROVED

**MOVER:** Jay A. Musleh

**SECONDER:** Barry Mansfield

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

- 8b.** Approve the purchase of Grundfos pumps and consumable parts from FJ Nugent and Associates, Inc., with an estimated annual expenditure of \$300,000

Presentation By: Sean Lanier

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Kristen M. Dreyer

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

- 8c.** Approve award of contract to Marion Rock, LLC for the Fisher Park Pond Expansion Project and upgrades to Lift Stations #9 and #22 in the amount of \$1,217,424, plus contingency of \$41,480, for a total expenditure not to exceed \$1,258,904

Presentation By: Sean Lanier

**RESULT:** APPROVED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Barry Mansfield

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

- 8d.** Approve additional expenditures under the contract for fire hydrant and valve installation, repair, and maintenance services with R & M Service Solutions, LLC with increased estimated aggregate expenditure amount of \$370,000

Presentation By: Sean Lanier

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Kristen M. Dreyer

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

- 8e.** Approve continued use of the piggyback agreement with Engineered Sprayed Solutions, LLC for manhole rehabilitation coating services with an estimated expenditure amount of \$300,000

Presentation By: Sean Lanier

- RESULT:** APPROVED  
**MOVER:** Kristen M. Dreyer  
**SECONDER:** Barry Mansfield  
**AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8f.** Approve expenditures for utility services provided by Duke Energy, Inc. for Fiscal Year 2023-24 with an estimated annual expenditure of \$140,000
- Presentation By: Sean Lanier
- RESULT:** APPROVED  
**MOVER:** Jay A. Musleh  
**SECONDER:** Barry Mansfield  
**AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8g.** Approve a five-year contract with Axon Enterprise, Inc. to provide Tasers and related equipment for the Ocala Police Department in the amount of \$945,806
- Presentation By: Michael Balken
- RESULT:** APPROVED  
**MOVER:** Ire J. Bethea Sr  
**SECONDER:** Barry Mansfield  
**AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8h.** Approve the purchase of additional electric meters from Wesco Distribution, Inc. with an estimated expenditure of \$1,000,000
- Presentation By: Doug Peebles
- RESULT:** APPROVED  
**MOVER:** Kristen M. Dreyer  
**SECONDER:** Barry Mansfield  
**AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8i.** Approve grant agreement between City of Ocala and Community Foundation for Ocala/Marion County for the Community Paramedicine Program in the amount of \$142,086
- Presentation By: Clint Welborn
- RESULT:** APPROVED  
**MOVER:** Ire J. Bethea Sr  
**SECONDER:** Barry Mansfield  
**AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8j.** Approve five-year contract with Rubicon Global, LLC for sanitation work order and routing system, Rubicon, with an estimated aggregate expenditure of \$254,380
- Presentation By: Christopher Ramos
- RESULT:** APPROVED

- MOVER:** Kristen M. Dreyer  
**SECONDER:** Barry Mansfield  
**AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8k.** Approve the purchase of physical security equipment from Morse Communications, including digital cameras, building access controls, and alarms with an estimated expenditure of \$192,000
- Presentation By: Christopher Ramos  
**RESULT:** APPROVED  
**MOVER:** Kristen M. Dreyer  
**SECONDER:** Ire J. Bethea Sr  
**AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8l.** Approve one-year renewal agreement with Service and Technology Network Solutions, Inc. for the provision of conduit installation services in the amount of \$750,000
- Presentation By: Mel Poole  
**RESULT:** APPROVED  
**MOVER:** Jay A. Musleh  
**SECONDER:** Ire J. Bethea Sr  
**AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8m.** Approve one-year renewal agreement with Service and Technology Network Solutions, Inc. for the provision of aerial fiber installation services in the amount of \$175,000
- Presentation By: Mel Poole  
**RESULT:** APPROVED  
**MOVER:** Kristen M. Dreyer  
**SECONDER:** Barry Mansfield  
**AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8n.** Approve the purchase of four Ford Transit Vans for various departments in the amount of \$245,158
- Presentation By: Liza Warmuth  
**RESULT:** APPROVED  
**MOVER:** Ire J. Bethea Sr  
**SECONDER:** Kristen M. Dreyer  
**AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8o.** Approve contract with Kimley-Horn and Associates, Inc. for professional planning services related to the development of the 2050 City of Ocala Master Plan for an amount not to exceed \$250,000
- Presentation By: Jeff Shrum  
**RESULT:** APPROVED
-

**MOVER:** Kristen M. Dreyer

**SECONDER:** Barry Mansfield

**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:** Kristen M. Dreyer

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

- 9a.** Approve additional expenditures under the agreement for environmental water testing with Pace Analytical Services, LLC for an increased aggregate expenditure amount of \$75,000

Presentation By: Sean Lanier

- 9b.** Approve Labor Attorney invoices for September 2023 in the amount of \$145

Presentation By: Devan Kikendall

- 9c.** Approve the purchase of inventory items for Ocala Electric Utility from multiple vendors in the amount of \$51,922.86

Presentation By: Doug Peebles

- 9d.** Approve the release of an Electric Utility Easement granted to the City of Ocala by Tammy L. Swain and David L. Butler

Presentation By: Tracy Taylor

- 9e.** Approve an Aerial Encroachment Agreement associated with a Utility Easement granted to the City of Ocala

Presentation By: Tracy Taylor

- 9f.** Accept an Edward Byrne Memorial Justice Assistance Grant from the Office of Justice Programs, Bureau of Justice Assistance, to reimburse overtime and operating expenditures related to community policing education and programs up to \$41,391

Presentation By: Michael Balken

- 9g.** Accept a Victims of Crime Act Grant from the State of Florida, Office of the Attorney General, totaling \$59,412

Presentation By: Michael Balken

- 9h.** Accept a grant agreement from the Florida Department of Law Enforcement, State Assistance for Fentanyl Eradication, totaling \$25,250

Presentation By: Michael Balken

- 9i.** Accept a grant agreement from the Bureau of Justice Assistance to reimburse expenses relating to the Bulletproof Vest Partnership Program in the amount of \$30,397  
Presentation By: Michael Balken
- 9j.** See Item 10
- 9k.** Adopt Budget Resolution 2024-109 amending the Fiscal Year 2023-24 budget to accept and appropriate funding from the Community Foundation Ocala/Marion County for the community paramedicine program in the amount of \$142,086  
Presentation By: Tammi Haslam
- 9l.** Adopt Budget Resolution 2024-110 amending the Fiscal Year 2023-24 budget to accept and appropriate the Edward Byrne Memorial Justice Assistance Grant from the Office of Justice Programs, Bureau of Justice Assistance, to reimburse overtime and operating expenditures related to community policing education and programs totaling \$41,391  
Presentation By: Tammi Haslam
- 9m.** Adopt Budget Resolution 2024-111 amending the Fiscal Year 2023-24 budget to accept and appropriate Victims of Crime Act Grant funds received from the State of Florida, Office of the Attorney General, in the amount of \$59,412  
Presentation By: Tammi Haslam
- 9n.** Adopt Budget Resolution 2024-112 amending the Fiscal Year 2023-24 budget to accept and appropriate grant funds from the Florida Department of Law Enforcement for State Assistance for Fentanyl Eradication for operations totaling \$25,250  
Presentation By: Tammi Haslam
- 9o.** Adopt Budget Resolution 2024-113 amending the Fiscal Year 2023-24 budget to accept and appropriate funds from the Bureau of Justice Assistance Bulletproof Vest Partnership Program totaling \$30,397  
Presentation By: Tammi Haslam
- 9p.** Approve City Council Work Session minutes from September 26, 2023  
Presentation By: Angel Jacobs
- 9q.** Approve City Council Meeting minutes from October 17, 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.

- 9j.** Approve Robert W. Batsel, Jr. and the firm to represent DOMACH, LLC in connection with the development of a hotel on property located at 210 West Silver Springs Boulevard

Presentation By: Tye Chighizola

**RESULT:** APPROVED

**MOVER:** Jay A. Musleh

**SECONDER:** Kristen M. Dreyer

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

**11. Introduction and First Reading of Ordinances**

(Second and Final Reading - November 21, 2023)

**11a.** Introduce Ordinance 2024-7 amending Land Development Regulations Section 122-1225 regarding materials recovery facility (MRF) criteria

**Introduced By:** Kristen M. Dreyer

**12. Internal Auditor's Report - None**

**13. City Manager's Report**

**City offices closed on Friday, November 10, 2023**

**Light-up Ocala scheduled on Saturday, November 18, 2023**

**Second fire fee refund update**

**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**

**Bows around the City**

**Water Pump repairs on 11th Avenue**

**Recognition of Code Enforcement Department**

**Water system meeting pending**

**Recognized City Council for supporting the resolution presented tonight**

**16. City Attorney's Report**

**PFAS litigation update**

**17. Informational Items**

**17a.** Calendaring Items

- Veterans Day Holiday - Friday, November 10, 2023 - City Offices Closed
- Community Redevelopment Area Agency Meeting - November 21, 2023 - 3:45pm - Council Chambers
- Light up Ocala - Saturday, November 18, 2023 - 4:00pm - Downtown Square
- Thanksgiving Day Holiday - Thursday, November 23 and Friday, November 24, 2023 - City Offices Closed

**17b.** Comments by Mayor



**24 Years of Service recognition from the Marion County Board of County Commissioners**

17c. Comments by Council Members

**Council Member Mansfield recognized the City for their public safety efforts**

**President Hilty requested information regarding inventory of excess properties**

17d. Informational

**17d1. Power Cost Adjustment Report - September 2023**

**18. Adjournment**

**Adjourned at 5:18 pm**