



# Ocala

## City Council

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

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

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**Tuesday, October 3, 2023**

**4:00 PM**

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**1. Call to Order**

- a. Opening Ceremony
  - 1. Invocation
  - 2. Pledge of Allegiance
- b. Welcome and Roll Call

**Present:** 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

**Excused:** Mayor Reuben Kent Guinn

Municipal Officers/Others Present: The meeting was also attended by City Manager Peter Lee, City Attorney William Sexton, 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, HR/Risk Management Director Devan Kikendall, Economic Development Director 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, Assistant Director, Cyber & Physical Security Christopher Ramos, Strategic & Legislative Affairs Administrator Jeannine Robbins, 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
  - Zach Fairbrother, Electric
  - Lukas King, Electric
  - Michelle Mueller, Electric
  - Tanya Walters, Electric

**2. Public Notice**

**Public Notice for the October 3, 2023 City Council Regular Meeting was posted on September 5, 2023**

**3. Proclamations & Awards**

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- 3a.** Public Power Week Proclamation will be presented to Doug Peebles, Director of Ocala Electric Utility; Tyler Puckett, Supervisor, Public Education, Outreach & Administration; and Tammy Hoff, Public Education & Outreach Coordinator

Council President Hilty on behalf of Mayor Guinn presented a proclamation for Public Power Week. The City proclaims October 1, 2023 to October 7, 2023, as Public Power Week.

Director of Electric Utility Doug Peebles thanked Council President Hilty and Mayor Guinn for the proclamation.

- 3b.** National Hispanic Heritage Month Proclamation will be presented to Lola Gonzalez, Senior Investigator at Accurate Background Check, Inc.

Council President Hilty on behalf of Mayor Guinn presented a proclamation for National Hispanic Heritage Month. The City proclaims September 15, 2023 to October 15, 2023, as National Hispanic Heritage Month.

Lola Gonzalez, Senior Investigator, Accurate Background Check, Inc., spoke on the history and importance of National Hispanic Heritage Month.

#### **4. Presentations**

#### **5. Public Comments**

##### **Dennis Phillips, 931 E Fort King Street, requested a stop sign at the intersection of E Fort King Street and SE 9th Terrace**

Dennis Phillips, 931 E Fort King Street, requested the City install a stop sign at the intersection of E Fort King Street and SE 9th Terrace. He provided photos depicting the hazardous line of sight obstruction for drivers.

City Engineer & Director of Water Resources Sean Lanier stated a traffic study consultant agreement will come before Council at the next meeting scheduled on October 17, 2023. The consultant will evaluate Fort King to 17th Street and 3rd Avenue to 22nd Avenue.

City Manager Pete Lee stated the collector street handles up to 16,000 trips per day. The City will evaluate options to improve the intersection.

Mr. Lanier stated the accident data indicates zero accidents at this intersection.

##### **Sam Baggett, 2175 Laurel Run Drive, commented on utility rates**

Sam Baggett, 2175 Laurel Run Drive, expressed concern regarding the high utility rate increase. He offered professional engineer services to evaluate Ocala Electric expenditures. He suggested the City sell the electric to an investor owned utility to drive down costs.

Council President Hilty suggested Mr. Baggett address his concerns with the Utility Advisory Committee.

Mr. Baggett questioned why the City approved a high-rise apartment development near an

elementary school. He expressed concern the development will increase crime in the City.

**Robert Morris, 2016 SE 5th Street, commented on utility rates**

Robert Morris, 2016 SE 5th Street, expressed concern regarding the high utility rate increase. He requested more information regarding the allocation of millage revenue. He asked if the public could choose their own power supplier, and how the City rates compare to other communities.

City Manager Pete Lee requested CFO Janius Mitchell and Electric Utility Director Doug Peebles follow up with Mr. Morris.

**Cathy Wyckoff 2101 SW 42nd Court, commented on the homeless population issues**

Cathy Wyckoff, 2101 SW 42nd Court, expressed concern regarding high arrests of homeless individuals in the City. She suggested the City utilize other resources to remedy the homeless population issue. Furthermore, she requested the City evaluate comments made by the previous City Attorney regarding the homeless population issue.

**6. Public Hearings**

**7. Second and Final Reading of Ordinances - None**

**8. General Business**

- 8a.** Approve annual agreement for business creation, retention, and attraction services with the Ocala Metro Chamber & Economic Partnership (CEP) for the cost of \$190,000

Council Member Musleh commented his previous opinion on the subject matter stands.

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, and Hilty Sr

**NAY:** Musleh

- 8b.** Adopt Resolution 2024-1 accepting Public Transportation Grant Agreement FM#453812-1-94-01 with the Florida Department of Transportation to conduct an Environmental Assessment for Taxiway C Improvements in the amount of \$324,017

Council Member Musleh questioned the purpose of the environmental assessment. Airport Director Matthew Grow responded the environmental assessment evaluates the existing environment, such as wildlife issues, stormwater, air quality and traffic. The environmental assessment will take one year to complete.

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

**RESULT:** ADOPTED

- MOVER:** Ire J. Bethea Sr  
**SECONDER:** Jay A. Musleh  
**AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8c.** Approve one-year renewal with McShea Contracting, LLC, for citywide traffic striping services with an estimated expenditure of \$495,000

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
- 8d.** Approve one-year agreement with the Lutheran Services Florida, Inc. to provide medical services to overdose patients in the amount of \$550,685

There being no 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
- 8e.** Approve appointment of and establish compensation for Kristi M. Van Vleet as Assistant City Attorney

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
- 8f.** Certify results of the September 19, 2023 election as declared by the City of Ocala canvassing board

The City Clerk read the following into record:

For City Council, District 2, the whole number of votes cast was 2,853 of which  
Ire J. Bethea Sr received 1,937 votes  
Reginald Landers received 916 votes

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

- RESULT:** APPROVED  
**MOVER:** Barry Mansfield  
**SECONDER:** Kristen M. Dreyer

- 8g.** **AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr  
Approve a one-year renewal contract with UKG for the City's time management software, Kronos, with ongoing maintenance costs for an estimated expenditure amount of \$112,546

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

**RESULT:** APPROVED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Jay A. Musleh

- 8h.** **AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr  
Approve the use of multiple cooperative purchasing agreements for the purchase of citywide information technology equipment in the estimated amount of \$941,590

Assistant Director of Cyber Security Christopher Ramos confirmed a capital improvement plan is conducted yearly to evaluate asset inventory with Council Member Mansfield. To note, the amount changes based on the needs of the City.

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

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Barry Mansfield

- 8i.** **AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr  
Approve Worker's Compensation settlement resolution for Kurt Gallisdorfer in the amount of \$75,000.

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

## **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.** Approve a Developer's Agreement between the City of Ocala and BDG Park

LLC and BDG 22nd Avenue, LLC

- 9b.** Approve a warranty deed from Ocala Park Centre West Maintenance Association Inc. to the City of Ocala for SW 38th Ave from SR200 to SW 38th Court (Tract A of the Park Centre West Plat)
- 9c.** Approve the award of a piggyback agreement to Oldcastle Infrastructure, Inc., for cleaning and servicing stormwater nutrient reduction systems and baffle boxes with an estimated expenditure of \$60,000
- 9d.** Approve one-year agreement with Trinity Catholic High School for an Ocala Police School Security Officer
- 9e.** Adopt Budget Resolution 2024-101 amending the Fiscal Year 2023-24 budget to appropriate \$324,017 in grant funding from the Florida Department of Transportation, and transfer \$81,005 from the Airport reserve for contingencies account, for an environmental assessment for Taxiway C improvements for a total amount of \$405,022
- 9f.** Adopt Budget Resolution 2024-102 amending the Fiscal Year 2023-24 budget to accept and appropriate funding from Lutheran Services Florida, Inc. to provide medical services in the amount of \$550,685
- 9g.** Approve regular City Council meeting minutes from September 19, 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 - October 17, 2023)

- 11a.** Introduce 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) (The final public hearing on the rezoning and a public hearing on the PD Plan and Design Standards Book will be held on October 17, 2023)

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

- 11b.** Introduce Ordinance 2024-2 to rezone from B-1A, Limited Neighborhood Business, to B-4, General Business District, for property located at 424 SW 11th Street (Parcel No. 28575-002-01), approximately 0.54 acres (Case ZON23-45299) (Quasi-Judicial)

**Introduced By:** Barry Mansfield

- 11c.** Introduce Ordinance 2024-3 to rezone from M-1, Light Industrial, to M-2, Medium Industrial, property located at 3100 SW 3rd Street, parcel number 22767-002-00; approximately 2.11 acres (Case ZON23-45305) (Quasi-Judicial)

**Introduced By:** Jay A. Musleh

- 11d.** Introduce Ordinance 2024-4 to amend 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 (Parcel No.

26490-000-00 and 26490-001-00), approximately 9.84 acres (Case FLUP23-45191)

**Introduced By:** Kristen M. Dreyer

- 11e.** Introduce Ordinance 2024-5 amending Chapter 30, Article II Alarms Systems concerning definitions, enforcement, and collection process (COD23-45373)

**Introduced By:** Kristen M. Dreyer

- 11f.** Introduce Ordinance 2024-6 amending Chapter 106, Article IV concerning Affordable Housing (COD22-44820)

**RESULT:** POSTPONED

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

**13. City Manager's Report**

**Concerns on conditions of FDOT rights-of-way**

Council Member Musleh asked for an update on the FDOT projects on SR 40 and Pine Ave. Public Works Director Darren Park explained some of the delay in the project is due to a required wait for the mast-arm foundations; the concrete has a 90-day curing period. He noted the same contractor is responsible for completing both projects; and the City attends biweekly progress meetings with the contractor.

**Patti Hitchcock's retirement**

City Manager Pete Lee stated Planning Director Patti Hitchcock is retiring on Friday, October 6, 2023. The City appreciates Ms. Hitchcock's great leadership and wishes her the best of luck.

Planning Director Patti Hitchcock thanked the City for the opportunity to serve the community.

**14. Police and Fire Department Report**

**Police Chief Mike Balken – Public Safety Opioid Response Efforts**

Police Chief Mike Balken discussed the public safety Opioid response efforts for September 18, 2023 to October 1, 2023. The Police Departments Opioid response efforts 7, overdose deaths 0, Narcan leave behind 4, and Amnesty participation 1. Task Force report: overdose deaths 410, 297 fentanyl, 177 methamphetamine, 78 cocaine, 34 alcohol, and 28 heroin. Year to date, average response time 1 minute 43 seconds, dispatch calls 54,000, and traffic crashes 2,510.

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

Fire Chief Client Welborn discussed the public safety Opioid response efforts and community paramedicine program. The overdose response efforts 5, overdose deaths 0, Narcan leave behind 0, emergency calls 2,132, unit responses 3,180, structure fires 7, and 129 vehicle accidents. Year to date, 524 OD2A Program participants, and 329 community paramedicine graduates.

**15. Mayor's Report**

**16. City Attorney's Report**

**17. Informational Items**

- 17a. Calendaring Items
- 17b. Comments by Mayor
- 17c. Comments by Council Members

**Council Member Bethea expressed thanks to serve another four years**

**Council Member Mansfield requested staff provide a crimes report and talking points on utility rates**

Council Member Mansfield requested staff provide a crimes report and talking points on utility rates. City Manager Pete Lee responded the Police Department will provide a crimes report to Council. Staff will put together refined talking points for Council to utilize regarding utility rates.

Council Member Mansfield suggested the City perform community outreach to educate the public on how the City buys power.

Council Member Dreyer suggested the City add a "myths" section to community outreach materials to counter misconceptions.

Police Chief Mike Balken clarified the fentanyl deaths data with Council Member Mansfield.

**Council Member Musleh spoke on his appreciation of Patti Hitchcock**

**Council President Hilty commented on the importance of understanding what is included in the utility bills**

Council President Hilty spoke on the importance of understanding what is included in utility bills. Furthermore, the pending EPA regulations could significantly impact the State of Florida.

17d. Informational

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

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

**17d3.** Executed Contracts Under \$50,000

**18. Adjournment**

**Adjourned at 5:07 pm**

**Minutes**

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James P. Hilty Sr.  
Council President

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Angel B. Jacobs  
City Clerk

