



# Ocala

## City Council

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

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

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**Tuesday, August 15, 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:** 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, City Clerk Angel Jacobs, Deputy City Clerk Pamela Omichinski, Fire Chief Clint Welborn, Police Chief Michael Balken, Internal Auditor Randall Bridgeman, Assistant Finance Director Peter Brill, City Projects Director Tye Chighizola, Marketing & Communication Manager Ashley Dobbs, HR/Risk Management Director Devan Kikendall, Deputy 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, 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.

**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**

City Manager Pete Lee and Mayor Guinn presented a service award to Sergeant Jon McDonald in appreciation of his 15 years of service to the City of Ocala.

**3b. Service Award - Sergeant David Rodriguez - Ocala Police Department - 15 Years of Service**

City Manager Pete Lee and Mayor Guinn presented a service award to Sergeant David Rodriguez in appreciation of his 15 years of service to the City of Ocala.

**3c. Service Award - Detective Mary Williams - Ocala Police Department - 20 Years of Service**

City Manager Pete Lee and Mayor Guinn presented a service award to Detective Mary Williams in appreciation of her 20 years of service to the City of Ocala.

**3d. Service Award - Darren Park - Director of Public Works - 20 Years of Service**

City Manager Pete Lee and Mayor Guinn presented a service award to Director of Public Works Darren Park in appreciation of his 20 years of service to the City of Ocala.

**3e. Service Award - Tyrone Sylvester Green - Public Works - 25 Years of Service**

City Manager Pete Lee and Mayor Guinn presented a service award to Tyrone Sylvester Green in appreciation of his 25 years of service to the City of Ocala.

**3f. Service Award - Lieutenant Eric Hooper - Ocala Police Department - 25 Years of Service**

City Manager Pete Lee and Mayor Guinn presented a service award to Lieutenant Eric Hooper in appreciation of his 25 years of service to the City of Ocala.

**3g. Service Award - Sergeant Shawn Minucci - Ocala Police Department - 25 Years of Service**

City Manager Pete Lee and Mayor Guinn presented a service award to Sergeant Shawn Minucci in appreciation of his 25 years of service to the City of Ocala.

**3h. Service Award - Sergeant Dan Wright - Ocala Police Department - 25 Years of Service**

City Manager Pete Lee and Mayor Guinn presented a service award to Sergeant Dan Wright in appreciation of his 25 years of service to the City of Ocala.

**3i. Service Award - Fire Chief Clint Welborn - Ocala Fire Rescue - 25 Years of Service**

City Manager Pete Lee and Mayor Guinn presented a service award to Fire Chief Clint Welborn in appreciation of his 25 years of service to the City of Ocala.

**3j. Service Award - Battalion Chief Larry Doerffel - Ocala Fire Rescue - 35 Years of Service**

City Manager Pete Lee and Mayor Guinn presented a service award to Battalion Chief Larry Doerffel in appreciation of his 35 years of service to the City of Ocala.

**4. Presentations**

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## 5. Public Comments

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

Manny Camps, 2714 NE 14th Street, discussed how a City ordinance is preventing him from seeking financial assistance from the City for an outstanding water bill for his business. He stated the City cited an ordinance denying him financial assistance; however, the ordinance does not apply to his business.

City Manager Pete Lee stated he will research the matter with staff.

## 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)

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

Council President Hilty opened public hearings for items 6a, 6b, and 6c.

Planning Director Patricia Hitchcock reported the three items are related to the West Oak planned development. She provided a brief overview of the following: item 6a. amends the land use on the 5.83-acre parcel from Public to Medium Intensity/Special District consistent with the remainder of the West Oak Planned Development. Item 6b. rezone the parcel from GU, Governmental Use to PD, Planned Development. Item 6c. addresses an amendment to the overall West Oak Planned Development plan. The original PD was for a total of 1,368 units (386 single-family, 832 multi-family, and 150 townhouse units). The proposal reduces the number of single-family to 170 and increases the multi-family to 1,980. The number of townhouse units remain the same. Commercial square footage will be reduced from 70,000 to 12,500.

Ms. Hitchcock noted there are a number of projects under review. The Aurora development project was reviewed and approved and consist of 272 multi-family units under construction. It is not part of the PD amendment but is included as part of the PD plan. Also approved was the Madison Oaks West project, 96 multi-family units proposed to be in the affordable range. The second phase of Madison Oaks West has not been submitted. The City is evaluating two phases for final plat approval. Phase two contains 100 single-family and phase three contains 71 single-family. Phase four went through conceptual plat review, 138 attached single-family units, by the Planning and Zoning Commission on August 14th. Pre-application was received for the South Hampton project. Pre-application shows three buildings, five units, five stories, approximately 750 units for South Hampton. There is approximately 20 acres which staff has not received any concept plans that are shown on the Master Plan for being multi-family. Submitted to staff is a total of 927 units, estimating another 500 to 800 units will be submitted. The applicant has not submitted any information regarding the commercial uses.

The original PD limited the maximum height to 50 feet. The South Hampton project is proposing five stories, the applicant is asking to increase the height limitation to 75 feet. There was also a requirement for single-family and all architectural elevations to have a minimum of two treatments. The developer has expressed concerns and requested to delete the requirement for single-family and duplexes. The design standard guide was revised to include reference to the images included in the book. Ms. Hitchcock noted the applicant and staff are available for any questions.

Council Member Bethea questioned why the applicant reduced the number of single-family homes.

Council Member Musleh expressed concern regarding the increased building height.

City Manager Pete Lee stated the applicant's development project complies with the comprehensive plan. He questioned if the state of the market caused the applicant to reduce single-family dwellings.

Ms. Hitchcock provided a brief overview of the site plan and surrounding development projects. She confirmed the City has not evaluated the applicant's financials. To note, the applicant requested additional density to accommodate the affordable housing requirements which is 20% of the total number of units.

Tim Haines, Gray, Ackerman & Haines, confirmed the plan modifications are market driven. The goal is to meet the affordable housing requirements. He clarified the affordable housing obligation with Council Member Bethea.

Council Member Mansfield questioned the price point of townhouses versus apartments and other homes. Of those, which were to be affordable, homes or apartments.

Scott Siemens, Principal Developer, stated there is a misconception. It is not single-family versus multi-family. It is for sale product versus rental product. Commitment is being kept on the for-sale product. The plan was modified to increase the number of duplexes for sale to comply with affordable housing requirements. To note, the quantity of affordable units were increased to 600 units. The affordable threshold is \$200,000 a unit. Madison Oaks West is family rentals that are affordable. It is low-income tax credit, allotment received from Florida Housing. Sponsorship received from Marion County. The 96 to 100 senior affordable units are being sponsored by the City. Mr. Siemens explained the commercial component of the project was not necessarily reduced. Drainage issues reduced the project reduced from 7 acres of commercial to 2.3 acres. Council Member Mansfield requested clarification on the units for rent and those available for sale. Mr. Siemens explained there are 100 single-family lots being constructed now which are for sale. Another 70 single-family lots are in engineering for approval. 138 duplexes will also have the affordable element for sale. The market rate for a single-family home will average \$300,000. A duplex will average \$225,000 to \$250,000.

Council President Hilty expressed concern regarding the change from single-family to

affordable housing and loss of commercial uses.

Mr. Siemens spoke on the surrounding commercial uses. The goal is to bring workforce housing and affordable homes to the City.

Council Member Dreyer spoke in support of the affordable housing project.

Mr. Siemens thanked City staff for their support. He requested Council consider their revision.

Attorney Austin Dailey, Klein & Klein Law Firm, 40 SE 11th Avenue, stated he is representing Aurora Ocala, LLC, in opposition of the PD amendment. As a procedural step Attorney Dailey asserted for the record his client has standing under F.S. 163.3215 as an aggrieved or adversely affected party as it relates to the potential for an appeal of the proposed development order and its consistency with the comprehensive plan. As stated in the letter submitted to staff dated August 14, 2023, Aurora Ocala, LLC has a potential claim for special damages given the fact they purchased and developed their property in reliance upon the PD plan approved in 2021. The PD plan prohibited the reduction of commercial square footage through the equivalence metrics. The originally approved PD plan is appropriate; however, the applicant's request to reduce commercial square footage is not appropriate. The applicant is prohibited from using the equivalence metrics to reduce commercial square footage. Currently, the area is considered a food desert; the proposed PD plan modifications will negatively impact the area. The goal was to create a catalytic project with mixed-use services to support the residents.

Mr. Haines addressed Mr. Dailey's objection. He clarified the drainage challenges and market demand. The traffic study determined a commercial development is not appropriate for the area. Furthermore, the project will not change the major benefits to the community, such as affordable housing.

Council Member Dreyer requested clarification on the type of commercial component envisioned.

Council President Hilty clarified the controversy regarding the previously approved agreement with Council Member Dreyer.

City Projects Director Tye Chighizola clarified the increased density and height. The minimum density is 5 units per acre, maximum is 30 units. 10 units per acre is relatively low. There are two options in the comp plan, density or intensity. This project is using density. In terms of height, the City will begin to see more PD plans with increases to four and five stories. The City has amended agreements due to market changes over the years.

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.** 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)

**Introduced By:** Jay A. Musleh

There being no 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

- 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)

There being no 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

## **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)

**Introduced By:** Kristen M. Dreyer

City Projects Director Tye Chighizola reported the proposed ordinance makes the driving age limit consistent with the State's newly passed House Bill. The Bill allows individuals 18 years of age and older to operate a golf cart without a driver's license. Furthermore, individuals 16 to 17 years of age are required to have a driver's license or permit. The City removed the registration process from the ordinance, and the new map amendment went into effect on August 1, 2023.

City Manager Pete Lee confirmed the Legislature determined a golf cart is not considered a motor vehicle.

Council President Hilty expressed concern regarding pedestrian safety. He does not feel

it meets the safe roads requirement.

Mr. Chighizola explained the plan to calm traffic to promote pedestrian safety with Council President Hilty.

President Hilty asked the City Attorney if he was comfortable defending a case that the City has done the due diligence in making sure it is a safe travel road for golf carts. City Attorney Sexton opined the City's experts have provided sufficient data to determine that fact.

There being no further 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

- 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)

**Introduced By:** Barry Mansfield

Growth Management Department Senior Planner Emily Johnson reported the proposed ordinance will allow the development of multifamily dwellings within the SC (Shopping Center) District. The amendment clarifies language regarding the use of multifamily dwellings in zoning districts. The Planning & Zoning Commission and staff recommend approval.

Attorney Jimmy Gooding, 1531 SE 36th Avenue, stated the City previously amended the Shopping Center Ordinance to allow multifamily within the SC (Shopping Center) District, to encourage mixed-use projects. He explained how development entitlements are measured. The City's Form Based Code uses intensity only to govern residential entitlements. Furthermore, Council should consider using the City's Form Based Code intensity measurement in the SC (Shopping Center) District.

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

**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

Budget Director Tammi Haslam confirmed the request is a partial distribution with Council Member Dreyer.

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

- 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

Council Member Dreyer questioned the integration of private cameras. Police Chief Mike Balken confirmed the department will not be integrating the use of private cameras. This is a private camera registry. He requested Council consider partnering with other government entities. The department has policy and procedures in place. He confirmed the purchase is funded by the budget and Police Automation Fund with Council Member Bethea. To note, the 3-year contract will expire on October 1, 2024; and the software provides tracking tools for the department to utilize.

Mayor Guinn spoke in favor of the request.

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

- 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

Director of Fleet & Facilities Management John King confirmed the roof was installed 17-years ago with Council Member Bethea.

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

- 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.



Economic Development Director Aubrey Hale clarified the locations with Mayor Guinn.

Dwan Thomas, D&S Development, provided a brief overview of the single-family dwelling and duplex development project. The affordable housing selling price is \$185,000, which is subject to change. He thanked Council and City staff for the opportunity.

Reginald Thomas, Buyer's Grace Development LLC, stated he is Mr. Thomas's father.

Mayor Guinn spoke in support of the development project.

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

- 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

Council Member Dreyer suggested the City utilize existing City owned lots, such as Mount Moriah. She requested staff table the item until further review of the parking issues, and post signage.

City Projects Director Tye Chighizola stated the funds will be allocated from the taxing district.

City Manager Pete Lee clarified the parking deficit and loss of parking lots.

Council Member Dreyer reiterated the importance of staff assessing the parking issue. She noted the proposed monthly cost is too high.

Mr. Lee spoke on the scarce parking issue during peak days.

Council Member Bethea concurred with Council Member Dreyer. He agreed staff should place signage showing available parking.

Mr. Chighizola spoke on the importance of overselling parking spaces.

Growth Management Community Outreach Manager Rachel Fautch spoke on the City's management of the Murphy Lot. The City is permitted to utilize the lot on evenings/weekend. Furthermore, the property owner manages the leasing of parking spots, and the City is responsible for paying the annual property taxes. The City generates revenue by issuing parking citations on the property.

Mayor Guinn spoke on the City's marketing efforts and walkability plan.

Mr. Chighizola suggested scheduling a workshop to further discuss the matter. He explained the need to move City vehicles out of Downtown to create more parking for the public. He clarified the parking revenue generation with Mayor Guinn.

Council Member Dreyer stated the operational expenses exceed the parking revenue generation.

Mr. Chighizola noted the General Fund allocates funds towards parking expenses.

Mr. Lee confirmed the City has a parking app with Council President Hilty.

Council President Hilty favors tabling the item.

There being no further discussion the motion to approve was denied by roll call vote.

**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

City Projects Director Tye Chighizola confirmed the City has not received any complaints from the public with Council Member Mansfield. He noted the new software version will mimic the old version.

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

- 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

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 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

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

- 8i.** Approve the purchase of two autotransformers from PTI Transformers, Inc. in an amount not to exceed \$8,070,340

Director of Electric Utility Doug Peebles clarified the pre-pandemic costs with Council Member Musleh. The City budgeted \$3.5 million before the pandemic inflated costs. The autotransformers are critical for the department's operations. He explained the autotransformers take two years to build.

Procurement & Contracting Officer Daphne Robinson confirmed the contract does not have an \$8 million requirement; the vendor can submit a bid over \$8 million.

Mr. Peebles reiterated the critical need for autotransformers.

Ms. Robinson confirmed the previously issued solicitation received over budget bids with Council Member Dreyer. The City resolicited outside of North America to receive an economically feasible bid.

Mr. Peebles confirmed the Engineering Department drafted the design with Council Member Mansfield.

Ms. Robinson stated the City will reach out to the vendor to see if they have changed their bid.

City Attorney Sexton read the contract to Council. He confirmed the CPI-U (Consumer Price Index for All Urban Customers) is directly related to the transformer cost.

Ms. Robinson confirmed the vendor submitted a payment schedule with their bid documents. She noted the vendor's proposed bid must be supported by the CPI-U data; the City is assuming the risks.

Deputy Director of Electric Chad Lynch explained the FRED number to Council. If the City receives a bid over \$8 million, the City must come before Council for approval.

Council Member Dreyer requested the City monitor the FRED number and provide updates to Council.

City Attorney Sexton clarified the cancellation costs.

Mr. Lynch noted the FRED number does not drastically fluctuate.

Mr. Lee commented informational updates will be provided to Council.

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

- 8j.** Approve the purchase of inventory items for Ocala Electric Utility awarded to multiple vendors in the amount of \$769,677

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

- 8k.** Approve the purchase of inventory items for Ocala Fiber Network awarded to multiple vendors in an amount not to exceed \$106,911

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

- 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

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

- 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

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

- 8n.** Approve contract amendment for a two-year renewal with ElectRx and Health Solutions, LLC for an employee prescription drug supply program

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

## **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
- 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
- 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
- 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
- 9e.** Approve the release of an Electric Easement that encumbers Marion County Parcel #23731-000-00, Rooms To Go
- 9f.** Approve a release of Electric Easement that encumbers Marion County Parcel #23738-000-00
- 9g.** Approve Marion County standard professional services agreement for the 2023-2024 Challenge Grant totaling \$52,000

- 9h. Approve a new construction grant program for the Community Redevelopment Areas
- 9i. Approve Labor Attorney invoices for June 2023 in the amount of \$290
- 9j. Outside Counsel Invoices – July, 2023
- 9k. Approve Regular City Council Meeting minutes from August 1, 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 - 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**

City Manager Pete Lee stated Council was given a budget workshop document to prepare for the workshop scheduled on Tuesday, August 22, 2023.

**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 July 31, 2023 to August 13, 2023. The Police Department's Opioid response efforts 16, overdose deaths 4, Narcan leave behind 2, and Amnesty participation 2. Year to date, average response time 1 minute 35 seconds, dispatch calls 46,469, self-initiated calls 66,211, traffic crashes 2,111, Baker Acts 563, Marchman Acts 237, drug related incidents 335, public records requests 2,612, and dispatch calls 95,464.

**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 11, overdose deaths 1, Narcan leave behind 0, community paramedicine calls 54, and OD2A calls 52. Year to date, 465 OD2A Program participants, 306 community paramedicine graduates, and 1,044 calls for service.

**15. Mayor's Report****Therapy Dog Program**

Mayor Guinn discussed how therapy dogs have been a great success in the court system.

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

Mayor Guinn stated the City of Ocala will be hosting the 2023 Swimming Championships in November. The event will generate great revenue for the City.

**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 Dreyer reported on the Marion County Board of County Commissioners and Marion County School Board joint workshop. She expressed concern the 40% impact fee will negatively affect development projects. The City Manager recommended the Boards consider bringing back the Interlocal Working Group to address the matter. The imposed fee overburdens the poorer residents in the City. The Boards should explore all options and consider the economic impact.

Mayor Guinn suggested the Board use the collected monies to remedy the impact.

City Manager Pete Lee spoke on the housing challenges (affordability/workforce). The City will schedule a meeting with the Marion County Board of County Commissioners and Marion County School Board to further discuss the matter.

Council Member Dreyer stated the impact fee does not align with the housing market and affordability. The Boards are not making an informed decision.

Mr. Lee stated the affordable housing policy will need to be modified to accommodate increases that would affect affordable/workforce housing.

City Projects Director Tye Chighizola noted the tiered approach is a \$50 million to \$75 million

difference over fifteen years.

Council Member Musleh stated the impact fee will not solve the School Board's problems.

Council President Hilty stated the School Board cannot impose an impact fee solely for building schools. The School Board should perform redistricting to solve the problem.

Council Member Dreyer noted the School Board did not make a commitment to not compete for the penny sales tax.

**Council Member Bethea reported on the Florida League of Cities conference**

Council Member Bethea reported on the Florida League of Cities conference. The conference discussed the following topics: affordable housing, property insurance, and smart growth. He noted property taxes and insurance have greatly increased in the City.

17d. Informational

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

**17d2.** Executed Contracts Under \$50,000

**18. Adjournment**

**Adjourned at 7:15 pm**

**Minutes**

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James P. Hilty Sr.  
Council President

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Angel B. Jacobs  
City Clerk