



# Ocala

## City Council

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

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

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**Tuesday, June 6, 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, Assistant City Manager Ken Whitehead, City Clerk Angel Jacobs, Deputy City Clerk Pamela Omichinski, Fire Chief Clint Welborn, Deputy Police Chief Lou Biondi, Internal Auditor Randall Bridgeman, Growth Management Director Tye Chighizola, Marketing & Communication Manager Ashley Dobbs, Deputy Director Planning 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, 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, Chief of Staff Chris Watt, Ocala Police Dept Representative, IT Representative, The Press and other interested parties.

- c. New Employees

- Anthony Fuentes, Fleet Management
- Martin Lemay, Fleet Management
- Normon Silon, Fleet Management
- Alfred Corbin, Facilities Management
- John Donaldson, Facilities Management
- Elizabeth Frieauf, Facilities Management
- Mark Kober, Facilities Management
- Roderick Barriner, Recreation & Parks
- Samantha Jarvis, Recreation & Parks
- Bertram Miller, Recreation & Parks

## **2. Public Notice**

**Public Notice for the June 6, 2023 City Council Regular Meeting was posted on May 1, 2023**

## **3. Proclamations & Awards**

## **4. Presentations**

## **5. Public Comments**

## **6. Public Hearings**

- 6a.** Approve the City of Ocala's Community Development Block Grant 2023 Annual Action Plan for submission to the Department of Housing and Urban Development

Director of Community Development Services James Haynes provided a brief overview of the Action Plan. The goal is to increase affordable housing opportunities for the public; and the City has completed twenty housing rehabilitation projects. The CDBG budget: \$397,452 (rehab, clearance, demo, and acquisition), \$99,363 (planning and administration), \$715,000 (SHIP Funding), and \$360,000 (HOME Funding).

City Manager Pete Lee clarified the housing needs with Council Member Mansfield.

Mr. Haynes confirmed the City tracks the homeless population to determine shelter needs. Furthermore, the program primarily focuses on owner-occupied dwellings.

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

**RESULT:** APPROVED

**MOVER:** Jay A. Musleh

**SECONDER:** Ire J. Bethea Sr

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

- 6b.** Open a public hearing and introduce Ordinance 2023-47 by adding the definition/use of recreational and boat storage as a permitted use in the M-2 and M-3 zoning districts (Case #COD23-45160). This is the first of two public hearings. The second and final public hearing is scheduled for June 20, 2023, at 5:00 pm or, as soon thereafter as possible

**Introduced By:** Barry Mansfield

Council President Hilty opened the public hearing at 4:14 pm.

Planning Director Patricia Hitchcock reported outdoor storage is only allowed as an accessory use to a principal use. The proposed ordinance will allow recreational and boat storage as a permitted use in the M-2 and M-3 zoning districts. Currently, the City allows RV storage as an accessory use. The Planning & Zoning Commission recommends approval. The second public hearing is scheduled on June 20, 2023.

Council Member Mansfield asked why property owners cannot place outdoor storage on grass.

Ms. Hitchcock responded property owners must construct an organized path by utilizing paving alternatives, such as asphalt. She confirmed DRA's will undergo site plan review and clarified buffering requirements.

- 6c.** Open a public hearing and introduce Ordinance 2023-48 to rezone from G-U, Governmental Use, to PD, Planned Development, property (former Pine Oaks Golf Course) located south of NW 35th Street, east of NW 27th Avenue, north of NW 21st Street and west of CSX railroad, approximately 216.75 acres (Case #PD23-45144) (Quasi-judicial). The public hearing will also include the proposed PD Plan and Standards. This is the first of two public hearings. The second and final hearing is scheduled for June 20, 2023, at 5:00 pm or, as soon thereafter as possible

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

Planning Director Patricia Hitchcock explained the City executed a Redevelopment Agreement with West Oak Developers LLC. Due to an error in advertising (according to State Statutes, the size of the property rezoning requires two legal ads, rather than the standard single ad), the matter has been brought back for Council re-approval. The applicant is requesting to change the zoning from G-U (Governmental Use) to PD (Planned Development). The Planning & Zoning Commission recommended approval of the rezoning request, which was previously approved by City Council on February 2, 2021. She clarified the City's deficiency and noted staff recommends approval.

- 6d.** Open a public hearing and approve a Concurrency Development Agreement between Lake Louise, LLC, The Rosemere Apartments, LLC, and the City of Ocala providing for vehicular trip capacity reservation and transportation mitigation contributions for required traffic improvements for the development of a 326-unit apartment complex and future phased residential development on property located northeast of the intersection of SW Seventh Avenue and SW 32nd Street, approximately 88.73 acres. (This is the second of two public hearings. The first public hearing was held by the Planning & Zoning Commission on Monday, May 8, 2023.) (Case CDA23-45162)

Council President Hilty opened the public hearing at 4:26 pm.

Planning Director Patricia Hitchcock reported the City approved the PD/site plan for the project. She provided a brief overview of the recommended traffic study improvements.

The City will not issue a Certificate of Occupancy until improvements are completed.

There being no further 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

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

**8. General Business**

- 8a.** Adopt Budget Resolution 2023-143 amending the Fiscal Year 2022-2023 budget for the carry forward of prior fiscal year grant funds totaling \$23,273,656

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

**RESULT:** ADOPTED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Kristen M. Dreyer

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

- 8b.** Adopt Budget Resolution 2023-144 amending the Fiscal Year 2022-2023 budget to appropriate and transfer funds from the American Rescue Plan Act Reserves in the amount of \$5,142,323

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

- 8c.** Approve the purchase of additional electric meters from Wesco Distribution, Inc. with an estimated expenditure of \$150,000

Director of Electric Utility Doug Peebles confirmed the estimated expenditure amounts to only 750 electric meters with Pro Tem Mansfield. The meters will be utilized for planned construction within the next year.

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

- 8d.** Approve the purchase of inventory items for Ocala Electric Utility awarded to multiple vendors in the amount of \$189,102

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

**RESULT:** APPROVED

**MOVER:** Jay A. Musleh

**SECONDER:** Barry Mansfield

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

- 8e.** Approve expenditures on a five-year piggyback contract for the purchase of vehicle and non-vehicle accessories with Dana Safety Supply, Inc. for an increased aggregate expenditure amount of \$274,062

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

- 8f.** Consider a twelfth amendment to the Acquisition and Redevelopment Agreement for Mixed-Use Development (Hilton Garden Inn)

**RESULT:** PULLED

- 8g.** Approve agreement with Zabatt Power Systems, Inc., for the provision of construction services related to the Lift Station Generators Installation & Manhole Lids and Seal Replacement Project for \$2,376,876, plus a ten percent contingency, for a total expenditure of \$2,614,564

City Engineer & Director of Water Resources Sean Lanier confirmed only a few of the major lift stations have generators with Council Member Musleh, and this agreement will improve redundancy measures.

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

- 8h.** Approve use of a Lee County cooperative purchasing agreement with Evoqua Water Technologies, LLC for wastewater odor and corrosion control in an amount not to exceed \$1,260,000

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

**RESULT:** APPROVED

- MOVER:** Jay A. Musleh  
**SECONDER:** Barry Mansfield  
**AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 8i.** Approve a thirteen-month contract for fuel supply and transport load services with Petroleum Traders Corporation in an amount not to exceed \$2,500,000

Director of Facilities & Fleet Management John King clarified the competitive bidding process with Mayor Guinn. He confirmed the City purchased bulk off-road diesel fuel with Pro Tem Mansfield.

There being no further 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:** Ire J. Bethea Sr  
**SECONDER:** Kristen M. Dreyer  
**AYE:** Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr
- 9a.** Adopt Resolution 2023-28 to approve new water and sewer rates for 10-inch and 12-inch meters
- 9b.** Approve the First Amendment to Ocala South/Long Green Farms Subdivision Developer's Agreement between the City of Ocala, Sunbelt Land Fund I-Ocala South, LLC and Merrimac SWC Ocala, LLC to connect to the City of Ocala's central water and wastewater services
- 9c.** Approve the purchase of a 2023 Toyota Rav4 for SunTran from Deluca Toyota in the amount of \$31,284
- 9d.** Adopt Resolution 2023-29 extending the Public Transportation Grant Agreement #433304-2-94-01 from the Florida Department of Transportation for SunTran's public transit system capital expenses from June 30, 2023, to June 30, 2024
- 9e.** Adopt Budget Resolution 2023-145 amending the Fiscal Year 2022-23 Budget to appropriate 2022-2023 State Housing Initiatives Partnership grant funding in the amount of \$44,612
- 9f.** Approve Labor Attorney invoices for April 2023 in the amount of \$58.00
- 9g.** Approve one-year renewal agreements with Eason Lawn Service, LLC and D & J Lawn Service, LLC for Airport grounds maintenance services with an aggregate expenditure

not to exceed \$15,025

**9h.** Approve Regular Meeting City Council minutes from May 16, 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 - June 20, 2023)

**11a.** Introduce Ordinance 2023-49 revising the definition/criteria of the Medium Intensity/Special District land use classification (Policy 6.2) of the Future Land Use Element of the Comprehensive Plan (CPTA23-45126)

**Introduced By:** Kristen M. Dreyer

**11b.** Introduce Ordinance 2023-50 concerning a rezoning from M-1, Light Industrial, to M-2, Medium Industrial, for property located at 500 SW 33rd Avenue, parcel numbers 22774-000-03 and 2277-002-007, approximately 12.9 acres (Case ZON23-45150)

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

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

**13. City Manager's Report**

**President Hilty requested staff schedule a workshop to discuss Affordable Housing**

President Hilty requested staff schedule a workshop to discuss utilizing vacant land to increase affordable housing stock, with various groups including Habitat for Humanity and the Florida Housing Authority.

City Manager Pete Lee spoke on utilizing surplus lots to meet affordable housing goals.

**President Hilty requested staff add Police motorcycles on the June 20th agenda**

**14. Police and Fire Department Report**

**Deputy Police Chief Lou Biondi – Public Safety Opioid Response Efforts**

Deputy Police Chief Biondi discussed the public safety Opioid response efforts for May 15, 2023 to June 4, 2023. The Police Department's Opioid response efforts 9, overdose deaths 1, Narcan leave behind 5, Amnesty participation 0, vehicle accidents 108, emergency services calls 7,829, and traffic stops 88.

**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 1, and calls for service 2,163. Year to date, 383 OD2A Program participants, and 272 community paramedicine graduates.

**15. Mayor's Report****Manhattan Film Festival recognizing Magic the therapy horse**

Mayor Guinn commented on June 18, 2023, the Manhattan Film Festival will be presenting an award to Magic the Therapy Horse.

**Therapy Dog event scheduled on Thursday, June 8, 2023, location Police Department****College of Central Florida & North Marion High School baseball teams won championships**

Mayor Guinn stated an event will be scheduled to honor the College of Central Florida & North Marion High School baseball teams. The College of Central Florida team won the national championship, and the North Marion High School team won the state championship.

**Unveiling of Molly statue scheduled on Wednesday, June 7, 2023, at 11 am****16. City Attorney's Report****17. Informational Items****17a. Calendaring Items**

- Monday, June 19 - Juneteenth Holiday - City Offices Closed
- Tuesday, June 20 - CRA meeting, 3:45pm, Council Chambers
- Tuesday, July 4 - Fourth of July Holiday - Council Meeting Cancelled, City Offices Closed

**17b. Comments by Mayor****17c. Comments by Council Members****Council Member Mansfield commented on pedestrian safety**

Council Member Mansfield expressed concern regarding pedestrian safety by Harry's Seafood, Bar & Grille.

Council Member Dreyer suggested installing speed bumps to calm traffic.

City Engineer & Director of Water Resources Sean Lanier suggested installing a raised crossing and LED sign flashers to calm traffic.

City Manager Pete Lee stated the City will evaluate the intersection to determine appropriate pedestrian safety improvements.

Council Member Mansfield suggested posting a Police Officer at the intersection to cite violators.

**Council Member Dreyer requested staff add the FMEA presentation to the pending workshop****17d. Informational**



**17d1.** Information update on the proposed kiosk/bathrooms for SunTran at Union Station

**17d2.** Power Cost Adjustment Report - April 2023

**17d3.** Monthly budget to actual report and Capital Improvement Project status report as of April 30, 2023

**17d4.** Executed Contracts Under \$50,000

**18. Adjournment**

**Adjourned at 4:59 pm**

**Minutes**

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James P. Hilty Sr.  
Council President

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Angel B. Jacobs  
City Clerk