



Ocala City Council Agenda - Final

Tuesday, June 3, 2025

Meeting Information

Location

Ocala City Hall
110 SE Watula Avenue
Second Floor - Council Chambers
Ocala, Florida

<https://www.ocalafl.gov/meetings>

Time

4:00 PM

Council Members

Kristen Dreyer, Council President
Ire Bethea Sr., Pro Tem
James P. Hilty Sr.
Barry Mansfield
Jay A. Musleh

Mayor

Ben Marciano

City Manager

Peter Lee

Mission Statement

The City of Ocala provides fiscally responsible services consistent with the community's current and future expectations.

City Council's Strategic Priorities

Priority 1: Economic hub
Priority 2: Fiscally sustainable
Priority 3: Engaged workforce
Priority 4: Operational excellence
Priority 5: Quality of place

WELCOME!

Citizens are encouraged to participate in City of Ocala meetings. Speakers wishing to provide public comments to the City Council should complete a written public comment form and shall submit said form to the City Clerk prior to the meeting being called to order. Unless otherwise permitted, no person shall be permitted to provide public comments to City Council if they have not completed and submitted a public comment card prior to the meeting being called to order. Speakers will be limited to 3 (three) minutes. Additional time may be granted by the Council President. When recognized, state name and address. Citizen groups are asked to name a spokesperson.

The City of Ocala encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Council. Cell phones should be turned off or set to vibrate.

The order of agenda items may be changed if deemed appropriate by City Council.

Citizens are encouraged to provide comments in writing to the City Clerk before meetings for inclusion into the public record. Citizens may also provide input to council members via office visits, phone calls, letters and e-mail that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited.

APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

ADA COMPLIANCE

If reasonable accommodations are needed for you to participate in this meeting, please call the City Manager's Office at 352-629-8401 at least 48 hours in advance so arrangements can be made.

Revised 6/2: Added item 5a. Revised 5/30: Added item 10k.**1. Call to Order****2. Roll Call**

- 2a. New Employees
 - Clay Surdam, Electric
 - Walter Norris, Electric

3. Public Notice**4. Proclamations and Awards****5. Presentations**

- 5a. Presentation of the Key to the City to Director of City Projects Tye Chighizola in recognition of 36 years of service to the City of Ocala

6. 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.

- 6a. Approve additional expenditures under the Agreement for Consignment Agricultural and Landscaping Parts Inventory Services with EFE, Inc., for an increased aggregate expenditure amount of \$75,000

Presentation By: John King

- 6b. Approve an Encroachment Easement from the City of Ocala to Dixie Investments, Inc., associated with Parcel #22621-000-00 and NW 18th Avenue

Presentation By: Stephanie Galarza

- 6c. Approve award of the contract for rehabilitation of the Preston residence located at 2220 NW 18th St. to D&S Development, LLC, for a total project cost not to exceed \$51,300

Presentation By: James Haynes

- 6d. Approve the Winding Oaks Commercial Phase 3 Conceptual Subdivision Plan (SUB25-0008)

Presentation By: Aubrey Hale

- 6e. Approve the Market Street at Heathbrook, (HB) Lot 1 Replat Final Plat (SUB23-45407)

Presentation By: Aubrey Hale

6f. Approve City Council Work Session minutes from April 29, 2025

Presentation By: Angel Jacobs

6g. Approve City Council meeting minutes from May 20, 2025

Presentation By: Angel Jacobs

7. Consent Agenda Items Held for Discussion

Should any items be removed from the Consent Agenda for discussion, they will be discussed at this time.

8. Introduction and First Readings of Ordinances

(Second and Final Reading - June 17, 2025)

8a. <u>Introduce Ordinance 2025-25 Repeal of Ordinance Sec. 70-371. Fluoridation</u>	<u>ORD-2025-25</u>
8b. <u>Introduce Ordinance 2025-26 concerning Chapter 70 of the Code of Ordinances to amend Sections/Subsections 70-301(d)(4), 70-321(b), 70-391, 70-411(a), 70-413, 70-414, 70-417(b) and (c), and adding Sections/Subsections 70-301(d)(5), 70-418 and 70-419</u>	<u>ORD-2025-26</u>
8c. <u>Introduce Ordinance 2025-27 and open a public hearing to adjust the water and sewer impact fees under Chapter 70 Article V, Division 2. Section 70-502</u>	<u>ORD-2025-27</u>
8d. <u>Introduce Ordinance 2025-28 to rezone from B-2, Community Business, to B-4, General Business for property located at 2206 SW 10th Road (Parcel 23536-000-00), approximately 0.53 acres. (Case ZON25-0005) (Quasi-Judicial)</u>	<u>ORD-2025-28</u>
8e. <u>Introduce Ordinance 2024-29 to change the Future Land Use designation on approximately 0.78 acres for property located in the 1900 block of NE 49th Avenue (Parcels 2735-006-017 and 2735-009-002) from Neighborhood to Low Intensity (Case LUC23-45427) (Quasi-Judicial)</u>	<u>ORD-2025-29</u>
8f. <u>Introduce Ordinance 2025-30 to rezone approximately 6.83 acres for property located at the southwestern corner of the intersection at NE 49th Avenue and E Silver Springs Boulevard (Parcel 2735-000-002, 2735-009-001, 2735-009-002, 2735-006-017, and a portion of parcel 27028-004-03) from PD, Planned Development, R-1, Single-Family Residential, & B-2, Community Business, to PD, Planned Development (Case PD23-45431) (Quasi-Judicial)</u>	<u>ORD-2025-30</u>

8g. Introduce Ordinance 2025-31 to rezone approximately 0.59 acres for property located at the southwestern corner of the intersection at NE 49th Avenue and E Silver Springs Boulevard (a portion of 2735-000-002) from PD, Planned Development, to B-2, Community Business (Case ZON23-45419) (Quasi-Judicial) **ORD-2025-31**

9. Public Hearings / Second and Final Readings / Adoption of Ordinances

10. General Business

10a. Approve a quit claim deed from the City of Ocala to Episcopal Children's Services (ECS) for property located at 1701 NW 10th Street

Presentation By: Tye Chighizola

10b. Approve Task Work Order #7 with GAI Consultants, Inc., engineering services related to the Shaw Substation TX #4 in the amount of \$264,234

Presentation By: Doug Peebles

10c. Adopt Resolution 2025-27 to accept Volkswagen Environmental Mitigation Trust Fund Grant Agreement VW305 between the Florida Department of Environmental Protection and the City of Ocala for funding to be used toward the purchase of an Electric Transit Bus in the amount of \$300,000

Presentation By: Tom Duncan

10d. Adopt Budget Resolution 2025-157 amending the Fiscal Year 2024-25 budget to appropriate Volkswagen Environmental Mitigation Trust funds from the Florida Department of Environmental Protection in the amount of \$300,000

Presentation By: Tom Duncan

10e. Approve Task Work Order No. 25-02 with Infrastructure Consulting & Engineering, PLLC, to provide design services for the Taxiway-C, C1 and C3 Project in the amount of \$319,044

Presentation By: Michael Baker

10f. Approve the award of the contract for the provision of air traffic control tower backup weather equipment for Ocala International Airport to Wolen, LLC, in the amount of \$90,914

Presentation By: Michael Baker

10g. Approve three-year contract with Aquasol Commercial Chemical, Inc., d/b/a Poolsure for pool chemical supply and delivery in the amount of \$120,000

Presentation By: John Spencer

10h. Approve the utilization of a Florida Sheriff's Association cooperative purchasing agreement for the purchase of an International HX620 Tractor in the amount of \$186,516

Presentation By: Liza Warmuth

10i. Adopt Budget Resolution 2025-158 amending the Fiscal Year 2024-25 budget to appropriate funds for the purchase of an International HX620 Tractor in the amount of \$186,516

BR-2025-158

Presentation By: Liza Warmuth

10j. Approve the City's letter of support for the Florida Housing Corporation's Request for Applications (RFA) process for competitive 9 percent tax credits

Presentation By: James Haynes

10k. Adopt Resolution 2025-28 accepting Public Transportation Grant Agreement FM#438477-1-94-01 with the Florida Department of Transportation for Taxiway C construction funds in the amount of \$600,000

RES-2025-28

Presentation By: Michael Baker

11. Internal Auditor's Report

12. City Manager's Report

13. Ocala Police Department Report

14. Ocala Fire Rescue Department Report

15. City Attorney's Report

16. Public Comments

17. Informational Items and Calendaring Items

- Tuesday, June 17, 2025 - 3:45pm - CRA Board meeting - Council Chambers
- Tuesday, June 17, 2025 - 4:00pm - City Council meeting - Council Chambers
- Thursday, June 19, 2025 - Juneteenth Day Holiday - City Offices closed
- Monday, June 23, 2025 - 3:00pm - TPO meeting - Marion County Public Library
- Tuesday, July 1, 2025 - 4:00pm - City Council meeting - Council Chambers
- Friday, July 4, 2025 - Independence Day Holiday - City Offices closed
- Tuesday, July 15, 2025 - 3:45pm - CRA Board meeting - Council Chambers
- Tuesday, July 15, 2025 - 4:00pm - City Council meeting - Council Chambers

17a. Power Cost Adjustment Report - April 2025

17b. Monthly budget to actual report and Capital Improvement Project status report as of April 30, 2025

- 17c.** Informational item regarding the emergency payment of the price difference for offloading and field service for transformer unit in the amount of \$56,000.
- 18.** **Comments by Mayor**
- 19.** **Comments by City Council Members**
- 20.** **Adjournment**