



# Ocala City Council Agenda - Final

## Tuesday, September 17, 2024

### 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

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

**1. Call to Order****2. Roll Call**

- 2a. New Employees
  - Luis Rosario, Customer Service Office
  - Yvonne Webb, Customer Service Office
  - Myron James, Public Works
  - Nayeli Santos, Public Works
  - Shawn Hamel, Water Resources

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

- 4a. The National Arts and Humanities Month Proclamation will be presented to Jaye Baillie, Executive Director for the Marion Cultural Alliance at Brick City Center for the Arts
- 4b. The Mayor's Citizen Recognition Award will be presented to Ocala Fire Rescue Captain Jesse Blaire
- 4c. The Give4Marion Day Proclamation will be presented to Ocala/Marion County Community Foundation President and Executive Director, Lauren Deiorio and Ashley Gerds, Director of Strategic Engagement
- 4d. Service Award - Major Angela Scroble - Ocala Police Department - 30 Years of Service
- 4e. Service Award - Battalion Chief Theron McEarchern - Ocala Fire Rescue - 40 Years of Service

**5. Presentations****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 a lease with Healthy Hub Ocala, LLC for the Café at the Mary Sue Rich Community Center at Reed Place with an initial term of three years

Presentation By: Julie Johnson

- 6b. Approve the first amendment for renewal of the agreement for management of the Fort King Tennis Center for an additional five-year term

Presentation By: Julie Johnson

**6c.** Approve a one-year renewal with Pace Analytical Services, LLC for environmental water testing in the amount of \$90,000

Presentation By: Sean Lanier

**6d.** Adopt Resolution 2024-38 to accept a Florida Department of Transportation grant to design the terminal apron rehabilitation in the amount of \$7,722

**RES-2024-38**

Presentation By: Matthew Grow

**6e.** Adopt Budget Resolution 2024-174 amending the Fiscal Year 2023-24 budget to appropriate grant funding from the Florida Department of Transportation for the design of terminal apron rehabilitation in the amount of \$7,722

**BR-2024-174**

Presentation By: Matthew Grow

**6f.** Approve Reimbursable Agreement with the Federal Aviation Administration to support a limited design and implementation for a siting study to determine feasibility and cost of raising or dopplerizing the Very High Frequency Omni-Directional Range Tactical Air Navigation and co-located communications at Ocala International Airport in the amount of \$58,807

Presentation By: Matthew Grow

**6g.** Adopt Budget Resolution 2024-175 transferring Airport Reserve funds to support a Federal Aviation Administration Reimbursable Agreement to support a limited design and implementation for a siting study to determine the feasibility and cost of raising or dopplerizing the Very High-Frequency Omni-Directional Range Tactical Air Navigation and co-located communications at the Ocala International Airport in the amount of \$58,807

Presentation By: Matthew Grow

**6h.** Approve labor attorney invoices for July 2024 for \$6,462.60

Presentation By: Devan Kikendall

**6i.** Approve the award of a piggyback agreement to Raftelis Financial Consultants, Inc., for the provision of a solid waste rate study for an estimated cost of \$74,559

Presentation By: Darren Park

**6j.** August 2024 outside counsel invoices for general city business legal services in the amount of \$1,595 and for risk management-related legal services in the amount of \$135

Presentation By: William E. Sexton

**6k.** Approve appointment of Tucker Branson to an unexpired three-year term ending March 1, 2025, on the Ocala Planning & Zoning Commission

Presentation By: Angel Jacobs

**6l.** Approve Regular Meeting City Council minutes from September 3, 2024

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 - None**

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

**9a.** Adopt Resolution 2024-39 to allow alcoholic beverage possession and consumption (beer and wine) as part of the Douglass Law Firm grand opening event being hosted by Ocala Main Street Thursday, October 10, 2024, 5 to 8 p.m. (Quasi-Judicial)

**RES-2024-39**

Presentation By: Jeff Shrum

**9b.** Adopt Ordinance 2024-29 to rezone approximately 10.02 acres for property located at the northeast and southeast corners of SW 60th Avenue and SW 43rd Street Road to PD, Planned Development (Parcel 23833-000-01 and 23833-000-02) (Case PD23-45260) (Quasi-Judicial) - Request to postpone until the October 15, 2024, City Council meeting - Previously postponed from the April 16, 2024 and July 16, 2024, City Council meetings

Presentation By: Endira Madraveren

**Introduced by:** James P. Hilty Sr

**9c.** Adopt Resolution 2024-23 concerning a PD, Planned Development Plan, including PD standards for property located at the northeast and southeast corners of SW 60th Avenue and SW 43rd Street (Parcel 23833-000-01 and 23833-000-02) (Case PD23-45260) (Quasi-Judicial) - Request to postpone until the October 15, 2024, City Council meeting - Previously postponed from the April 16, 2024 and July 16, 2024, City Council meetings

Presentation By: Endira Madraveren

**9d.** Adopt Ordinance 2024-48 to annex approximately 25.67 acres for property located approximately 600 feet north of the intersection of US Highway 27 and NW 49th Avenue, Lot 1 and Drainage Retention Area Tract A of the Foxwood III Plat (P.B. 14, Pg. 197) (Parcel 21509-001-01 and 21509+001-01) (Case ANX24-45693) (Quasi-Judicial)

Presentation By: Aubrey Hale

**Introduced by:** Jay A. Musleh

**9e.** Adopt Ordinance 2024-49 to annex approximately 0.05 acres for property located at 2951 NW 47th Avenue, (Parcel 21509-001-00) (Case ANX24-45776) (Quasi-Judicial)

Presentation By: Aubrey Hale

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

**9f.** Adopt Ordinance 2024-50 to annex approximately 1.85 acres for property located approximately 300 feet north of the intersection of US Highway 27 and NW 46th Terrace, Drainage Retention Area Tract B of the Foxwood III plat (P.B. 14 Pg. 197) (Parcel 21509+001-02) (Case ANX24-45696) (Quasi-Judicial)

Presentation By: Aubrey Hale

**Introduced by:** Kristen M. Dreyer

**9g.** Adopt Ordinance 2024-51 to change the Future Land Use designation on approximately 25.67 acres for properties located approximately 600 feet north of the intersection of US Highway 27 and NW 49th Avenue, Lot 1 and Drainage Retention Area Tract A of the Foxwood III plat (P.B. 14, Pg. 197) (Parcel 21509-001-01 and 21509+001-01) from Commercial (County) to Low Intensity (City) (Case LUC24-45694) (Quasi-Judicial)

Presentation By: Aubrey Hale

**Introduced by:** James P. Hilty Sr

**9h.** Adopt Ordinance 2024-52 to rezone approximately 25.67 acres for properties located approximately 600 feet north of the intersection of US Highway 27 and NW 49th Avenue, Lot 1 and Drainage Retention Area Tract A of the Foxwood III plat (P.B. 14, Pg. 197) (Parcel 21509-001-01 and 21509+001-01) from PUD, Planned Unit Development (County), to R-3, Multi-Family Residential (City) (Case ZON24-45695) (Quasi-Judicial)

Presentation By: Aubrey Hale

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

**9i.** Adopt Ordinance 2024-53 to change the Future Land Use designation on approximately 1.85 acres for property located approximately 300 feet north of the intersection of US Highway 27 and NW 46th Terrace, Drainage Retention Area Tract B of Foxwood III plat (P.B. 14, Pg. 197) (Parcel 21509+001-02) from Commercial (County) to Low Intensity (City) (LUC24-45697) (Quasi-Judicial)

Presentation By: Aubrey Hale

**Introduced by:** Jay A. Musleh

**9j.** Adopt Ordinance 2024-54 to rezone approximately 1.85 acres for property located approximately 300 feet north of the intersection of US Highway 27 and NW 46th Terrace, Drainage Retention Area Tract B of Foxwood III (P.B. 14, Pg. 197) (Parcel 21509+001-02) from B-2, Community Business (County), to B-2, Community Business (City) (Case ZON24-45698) (Quasi-Judicial)

Presentation By: Aubrey Hale

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

**9k.** Adopt Ordinance 2024-55 to change the Future Land Use designation on approximately 0.05 acres for property located at 2951 NW 47th Avenue (Parcel 21509-001-00) from Commercial (County) to Public (City) (Case LUC24-45777) (Quasi-Judicial)

Presentation By: Aubrey Hale

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

**9l.** Adopt Ordinance 2024-56 to rezone approximately 0.05 acres for property located at 2951 NW 47th Avenue (Parcel 21509-001-00) from PUD, Planned Unit Development (County) to G-U, Governmental Use (City) (Case ZON24-45778) (Quasi-Judicial)

Presentation By: Aubrey Hale

**Introduced by:** Kristen M. Dreyer

**9m.** Adopt Ordinance 2024-57 to annex approximately 5.86 acres for property located at 4040 W Silver Springs Boulevard (Parcel 22866-000-02), along with the parcel located directly to the south (Parcel 22866-000-03) (Case ANX24-45690) (Quasi-Judicial)

Presentation By: Aubrey Hale

**Introduced by:** Jay A. Musleh

**9n.** Adopt Ordinance 2024-58 to change the Future Land Use designation on approximately 5.86 acres located at 4040 W Silver Springs Boulevard (Parcel 22866-000-02) along with the parcel located directly to the south (Parcel # 22866-000-03) from Commercial (County) to Low Intensity (City) (Case LUC24-45691) (Quasi-Judicial)

Presentation By: Aubrey Hale

**Introduced by:** James P. Hilty Sr

**9o.** Adopt Ordinance 2024-59 to rezone approximately 5.86 acres, located at 4040 W Silver Springs Boulevard (Parcel 22866-000-02) along with the parcel located directly to the south (Parcel # 22866-000-03) from B-2, Community Business (County), to B-2, Community Business (City) (Case ZON24-45692) (Quasi-Judicial)

Presentation By: Aubrey Hale

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

**9p.** Adopt Ordinance 2024-60 to rezone approximately 0.36 acres for property located approximately 807 feet northwest of the intersection of SE 36th Avenue and SE Maricamp Road (Parcel 29850-000-20) from B-2, Community Business, to SC, Shopping Center (Case ZON24-45716) (Quasi-Judicial)

Presentation By: Emily Johnson

**Introduced by:** Kristen M. Dreyer

**9q.** Adopt Ordinance 2024-61 to rezone approximately a 2.16-acre portion of the subject property located at 1500 SW 17th Avenue (portion of Parcel 23656-015-02) from M-1, Light Industrial, to B-5, Wholesale Business (Case ZON24-45738) (Quasi-Judicial)

Presentation By: Endira Madraveren

**Introduced by:** Jay A. Musleh

**9r.** Adopt Ordinance 2024-62 to rezone approximately 9.10 acres for property located at 240 SW 46th Avenue (Parcel 2284-006-000) from B-2, Community Business, to M-1, Light Industrial (Case ZON24-45729) (Quasi-Judicial)

Presentation By: Endira Madraveren

**Introduced by:** Jay A. Musleh

**9s.** Adopt Ordinance 2024-63 to change the Future Land Use designation on approximately 7.8 acres for properties located approximately 300 feet south of the intersection of US Highway 27 and NW 45th Terrace, (Parcel 21512-000-00) from Low Intensity to Public (Case LUC24-45740)

Presentation By: Endira Madraveren

**Introduced by:** Kristen M. Dreyer

**9t.** Adopt Ordinance 2024-64 to rezone approximately 7.8 acres for property located approximately 300 feet south of the intersection at US Highway 27 and NW 45th Terrace, (Parcel 21512-000-00) from B-4, General Business to G-U, Governmental Use (Case ZON24-45741) (Quasi-Judicial)

Presentation By: Endira Madraveren

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

**10. General Business**

**10a.** Approve expenditures for utility services provided by Duke Energy, Inc. for Fiscal Year 2024-25 with an estimated annual expenditure of \$130,000

Presentation By: Sean Lanier

**10b.** Approve additional purchases under the contract for Vent-O-Matic air release valves for an increased total contract expenditure of \$232,434

Presentation By: Sean Lanier

**10c.** Approve additional expenditures under the City's continuing professional engineering services agreement with Black & Veatch Corporation to perform task work orders increasing the aggregate threshold from \$300,000 to \$500,000

Presentation By: Sean Lanier

**10d.** Approve award of a three-year contract for state legislative lobbying services to The Advocacy Group at Cardenas Partners, d/b/a The Advocacy Partners for \$195,000

Presentation By: Jeannine Robbins

**10e.** Approve a Reimbursable Agreement with the Federal Aviation Administration to support construction efforts to relocate Runway 36 medium intensity approach lighting system at Ocala International Airport in the amount of \$162,555

Presentation By: Matthew Grow

**10f.** Adopt Budget Resolution 2024-176 transferring Airport Reserve funds to support a Federal Aviation Administration Reimbursable Agreement for construction efforts to relocate runway 36 medium intensity approach lighting system at the Ocala International Airport in the amount of \$162,555

Presentation By: Matthew Grow

**10g.** Approve additional expenditures under the Agreement for Ocala Golf Club Management with Indigo Sports, LLC, in the amount of \$390,000

Presentation By: Julie Johnson

**10h.** Adopt Budget Resolution 2024-177 amending the Fiscal Year 2023-24 budget to transfer funds from the General Fund Reserve for Contingencies account to the Golf Fund to support additional contract expenses for course maintenance totaling \$390,000

Presentation By: Julie Johnson

**10i.** Adopt Resolution 2024-40 to accept a Public Transportation Grant Agreement between the Florida Department of Transportation and the City of Ocala for operational funding for the Ocala/Marion County Public Transit System, SunTran, in the amount of \$790,550

Presentation By: Tom Duncan

**10j.** Approve additional expenditures under the contract with Morse Communications for physical security expenditures with an increased aggregate expenditure of \$120,480

Presentation By: Joshua Sasso

**10k.** Approve Employment Agreement for City Manager, Peter Lee

Presentation By: Christopher Watt

**10l.** Approve Employment Agreement for City Attorney, William Sexton

Presentation By: Christopher Watt

**10m.** Approve Employment Agreement for Police Chief, Michael Balken

Presentation By: Christopher Watt

**10n.** Approve Employment Agreement for City Clerk, Angel Jacobs

Presentation By: Christopher Watt

**10o.** Approve Employment Agreement with Internal Auditor, Randall E. Bridgeman

Presentation By: Christopher Watt

**11. Internal Auditor's Report**

- 11a. Internal Audit Report Issued – Unannounced Cash Counts Audit
- 11b. Internal Audit Charter – Annual Update

**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**

- Wednesday, September 18, 2024 - TPO: 2050 Long Range Transportation Planning Plan Community Workshop - 5:00pm, College of Central Florida Webber Center
- Wednesday, September 24, 2024 - Transportation Planning Organization Meeting - 3:00pm, Marion County Commission Auditorium
- Tuesday, October 1, 2024 - City Council Meeting - 4:00pm, Council Chambers
- Tuesday, October 15, 2024 - Community Redevelopment Area Agency meeting - 3:45pm, Council Chambers
- Tuesday, October 15, 2024 - City Council Meeting - 4:00pm, Council Chambers

**17a. Executed Contracts Under \$50,000****18. Comments by Mayor****19. Comments by City Council Members****20. Adjournment**