



Ocala

City Council

Synopsis

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, September 17, 2024

4:00 PM

1. Call to Order

2. Roll Call

Present: Mayor Ben Marciano
Pro Tem Kristen M. Dreyer
Council Member Ire J. Bethea Sr
Council Member James P. Hilty Sr
Council Member Jay A. Musleh
Council President Barry Mansfield

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

Public Notice for the September 17, 2024 City Council Regular Meeting was posted on August 7, 2024

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.

RESULT: APPROVED THE CONSENT AGENDA

MOVER: James P. Hilty Sr

SECONDER: Ire J. Bethea Sr

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

- 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
- 6b. Approve the first amendment for renewal of the agreement for management of the Fort King Tennis Center for an additional five-year term
- 6c. Approve a one-year renewal with Pace Analytical Services, LLC for environmental water testing in the amount of \$90,000
- 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
- 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
- 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
- 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
- 6h. Approve labor attorney invoices for July 2024 for \$6,462.60
- 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
- 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
- 6k. Approve appointment of Tucker Branson to an unexpired three-year term ending March 1, 2025, on the Ocala Planning & Zoning Commission
- 6l. Approve Regular Meeting City Council minutes from September 3, 2024

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)

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: Kristen M. Dreyer

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

- 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

Introduced By: James P. Hilty Sr

RESULT: POSTPONED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

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

- 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

RESULT: POSTPONED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

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

- 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)

Introduced By: Jay A. Musleh

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: James P. Hilty Sr

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

- 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)
- Introduced By:** Ire J. Bethea Sr
- RESULT:** ADOPTED
- MOVER:** Ire J. Bethea Sr
- SECONDER:** Kristen M. Dreyer
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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)
- Introduced By:** Kristen M. Dreyer
- RESULT:** ADOPTED
- MOVER:** Kristen M. Dreyer
- SECONDER:** Ire J. Bethea Sr
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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)
- Introduced By:** James P. Hilty Sr
- RESULT:** ADOPTED
- MOVER:** James P. Hilty Sr
- SECONDER:** Ire J. Bethea Sr
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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)
- Introduced By:** Ire J. Bethea Sr
- RESULT:** ADOPTED
- MOVER:** Ire J. Bethea Sr
- SECONDER:** Kristen M. Dreyer
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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)

Introduced By: Jay A. Musleh

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: James P. Hilty Sr

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

- 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)

Introduced By: Ire J. Bethea Sr

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: James P. Hilty Sr

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

- 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)

Introduced By: Ire J. Bethea Sr

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: James P. Hilty Sr

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

- 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)

Introduced By: Kristen M. Dreyer

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: Ire J. Bethea Sr

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

- 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)

Introduced By: Jay A. Musleh

- RESULT:** POSTPONED
MOVER: Jay A. Musleh
SECONDER: James P. Hilty Sr
AYE: Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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)
- Introduced By:** James P. Hilty Sr
- RESULT:** POSTPONED
MOVER: Ire J. Bethea Sr
SECONDER: James P. Hilty Sr
AYE: Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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)
- Introduced By:** Ire J. Bethea Sr
- RESULT:** POSTPONED
MOVER: James P. Hilty Sr
SECONDER: Kristen M. Dreyer
AYE: Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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)
- Introduced By:** Kristen M. Dreyer
- RESULT:** ADOPTED
MOVER: Kristen M. Dreyer
SECONDER: Jay A. Musleh
AYE: Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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)
- Introduced By:** Jay A. Musleh
- RESULT:** DENIED
MOVER: Jay A. Musleh
SECONDER: Ire J. Bethea Sr
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- NAY:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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)

Introduced By: Jay A. Musleh

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: James P. Hilty Sr

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

Introduced By: Kristen M. Dreyer

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: Ire J. Bethea Sr

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

Introduced By: Ire J. Bethea Sr

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: James P. Hilty Sr

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

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

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

AYE: Dreyer, Bethea Sr, Musleh, and Mansfield

ABSENT: Hilty Sr

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

RESULT: APPROVED

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- MOVER:** Ire J. Bethea Sr
SECONDER: Kristen M. Dreyer
AYE: Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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
- RESULT:** ADOPTED
MOVER: James P. Hilty Sr
SECONDER: Jay A. Musleh
AYE: Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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
- RESULT:** APPROVED
MOVER: Kristen M. Dreyer
SECONDER: Ire J. Bethea Sr
AYE: Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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
- RESULT:** APPROVED
MOVER: Jay A. Musleh
SECONDER: Ire J. Bethea Sr
AYE: Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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
- RESULT:** ADOPTED
MOVER: Ire J. Bethea Sr
SECONDER: James P. Hilty Sr
AYE: Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 10g.** Approve additional expenditures under the Agreement for Ocala Golf Club Management with Indigo Sports, LLC, in the amount of \$390,000
- RESULT:** APPROVED
MOVER: Jay A. Musleh
SECONDER: Ire J. Bethea Sr
AYE: Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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
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- support additional contract expenses for course maintenance totaling \$390,000
- RESULT:** ADOPTED
- MOVER:** Ire J. Bethea Sr
- SECONDER:** Jay A. Musleh
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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
- RESULT:** ADOPTED
- MOVER:** Kristen M. Dreyer
- SECONDER:** Jay A. Musleh
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 10j.** Approve additional expenditures under the contract with Morse Communications for physical security expenditures with an increased aggregate expenditure of \$120,480
- RESULT:** APPROVED
- MOVER:** James P. Hilty Sr
- SECONDER:** Jay A. Musleh
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 10k.** Approve Employment Agreement for City Manager, Peter Lee
- RESULT:** APPROVED
- MOVER:** Jay A. Musleh
- SECONDER:** Ire J. Bethea Sr
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 10l.** Approve Employment Agreement for City Attorney, William Sexton
- RESULT:** APPROVED
- MOVER:** Ire J. Bethea Sr
- SECONDER:** Kristen M. Dreyer
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 10m.** Approve Employment Agreement for Police Chief, Michael Balken
- RESULT:** APPROVED
- MOVER:** James P. Hilty Sr
- SECONDER:** Jay A. Musleh
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 10n.** Approve Employment Agreement for City Clerk, Angel Jacobs
- RESULT:** APPROVED
- MOVER:** Kristen M. Dreyer
- SECONDER:** Ire J. Bethea Sr
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AYE: Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield

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

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: James P. Hilty Sr

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

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

Update of Downtown construction projects

Uptown Services evaluation of Ocala Fiber Network. Work Session scheduled for October 29, 2024

Mr. Lee thanked City Council for the opportunity to continue serving as City Manager

13. Ocala Police Department Report

Police Chief Mike Balken – Public Safety Opioid Response Efforts

14. Ocala Fire Rescue Department Report

Fire Chief Larry D. – Public Safety Opioid Response Efforts & Community Paramedicine

15. City Attorney's Report

16. Public Comments

Jerry Lourenco, 2350 NW 27th Avenue, spoke on the Construction and Demolition Landfill Ordinance

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

Mayor Marciano encouraged Council and the community to support the non-profit community Give4Marion campaign

19. Comments by City Council Members

Council Member Hilty commented on the presentation of a check by Senator Perry to the Nancy Renyhart Dementia Center

Council Member Dreyer requested the City Manager call each Council Member to provide an update on the Technical Working Group meeting

Council Member Musleh congratulated the City Manager on the new contract

20. Adjournment

Adjourned at 5:54 pm