



# Ocala

## City Council

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

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**Tuesday, September 17, 2024**

**4:00 PM**

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**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

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, Police Chief Michael Balken, Internal Auditor Randall Bridgeman, City Projects Director Tye Chighizola, Multimedia & Communications Coordinator Danielle Dyals, Planning Director Aubrey Hale, Budget Director Tammi Haslam, Community Development Services Director James Haynes, Director of Parks & Recreation Julie Johnson, HR/Risk Management Director Devan Kikendall, 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 Ocala Fiber Network Mel Poole, IT Director 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.

**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

Mayor Marciano presented a proclamation for National Arts and Humanities Month. The

City proclaims October 2024, as National Arts and Humanities Month. Ms. Baillie thanked the Mayor and Council for their support of the Arts Community.

- 4b.** The Mayor's Citizen Recognition Award will be presented to Ocala Fire Rescue Captain Jesse Blaire

Mayor Marciano presented a Mayor's Citizen award to Captain Jesse Blaire with the Ocala Fire Rescue. Captain Blaire expressed his appreciation for the award and accepted on behalf of the entire recovery team.

- 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

Mayor Marciano presented a proclamation for Give4Marion Day. The City proclaims September 17, 2024, as Give4Marion Day.

- 4d.** Service Award - Major Angela Scroble - Ocala Police Department - 30 Years of Service

Mayor Marciano and City Manager Pete Lee presented a service award to Major Angela Scroble in appreciation of her 30 years of service to the City of Ocala.

- 4e.** Service Award - Battalion Chief Theron McEarchern - Ocala Fire Rescue - 40 Years of Service

Mayor Marciano and City Manager Pete Lee presented a service award to Battalion Chief Theron McEarchern in appreciation of his 40 years of service to the City of Ocala.

**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

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

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

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**

The City Clerk filed proof of publication for Ordinance 2024-48 through 2024-64 (Legal Ad numbers u0y8mLuQlp43Q9BEjvGt, jGIHJdeBhqjMMsa2oTOq, Gffq9lI7x8OJa5qB0RPH, D0SQNz8A8haGCs9Z4UKZ, and vBjAuAmzI9DlqPktoGUD). The City Clerk read the ordinance titles into the record.

- 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)

Presentation By: Aubrey Hale

Council President Mansfield opened the public hearing.

Planning Director Aubrey Hale discussed a liquor license application for the Douglass Law Firm's grand opening event on Thursday, October 10, 2024. The event is being hosted by Ocala Main Street; staff recommends approval.

No public comment.

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

**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

Presentation By: Endira Madraveren

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

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

**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

Presentation By: Endira Madraveren

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

**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)

Presentation By: Aubrey Hale

**Introduced By:** Jay A. Musleh

Council President Mansfield opened the public hearing for items 9(d) to 9(l).

Planning Director Aubrey Hale discussed the adoption of ordinances 2024-48 to 2024-56. He explained there are three parcels involved to be annexed; the parcel owned by Marion County will continue to be maintained as a well site by the County and is included in the annexation request as to prevent the creation of an enclave. Marion County is requesting a zoning change to GU for that parcel. The applicant for the remaining properties is requesting low intensity land use with R3 zoning which would allow for future single- or multi-family development, which is in line with surrounding properties.

Staff recommends approval.

No public comment.

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

**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)

Presentation By: Aubrey Hale

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

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

**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)

Presentation By: Aubrey Hale

**Introduced By:** Kristen M. Dreyer

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

**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)

Presentation By: Aubrey Hale

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

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

**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)

Presentation By: Aubrey Hale

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

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

**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)

Presentation By: Aubrey Hale

**Introduced By:** Jay A. Musleh

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

**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)

Presentation By: Aubrey Hale

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

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

**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)

Presentation By: Aubrey Hale

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

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

**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)

Presentation By: Aubrey Hale

**Introduced By:** Kristen M. Dreyer

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

**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) - Previously postponed from the September 17, 2024 City Council meeting.

Presentation By: Aubrey Hale

**Introduced By:** Jay A. Musleh

Council President Mansfield announced the applicant for agenda items 9m, 9n and 9o requested to postpone the items until November 5, 2024.

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

**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)

Presentation By: Aubrey Hale

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

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

**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)

Presentation By: Aubrey Hale

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

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

**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)

Presentation By: Emily Johnson

**Introduced By:** Kristen M. Dreyer

Senior Planner Emily Johnson discussed the adoption of Ordinance 2024-60. The applicant is requesting to rezone the property from B-2 (Community Business) to SC (Shopping Center), to incorporate the subject property into the existing shopping center. She provided a brief overview of the following: property's history, zoning, proposed use, and staff findings. To note, the Planning & Zoning Commission and staff recommend approval.

No public comment.

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

**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)

Presentation By: Endira Madraveren

**Introduced By:** Jay A. Musleh

Chief Planning Officer Endira Madraveren discussed the adoption of Ordinance 2024-61. The applicant requested to rezone the property from M-1 (Light Industrial) to B-5 (Wholesale Business), to develop a manufactured/mobile home sales facility. She provided a brief overview of the property's history, zoning, proposed use, and staff findings. The Planning & Zoning Commission recommended denial; however, staff recommends approval.

Council Member Hilty stated the proposed use is not compatible with the area and expressed concern over existing code enforcement violations on the property.

Council Members Dreyer, Musleh, and Bethea agreed; the proposed zoning is not compatible. Pro Tem Dreyer opined that B-5 zoning would allow for potential usage that the City would not want to see in the future.

Council President Mansfield agreed with his fellow council members.

David Tillman, Tillman Associates Engineering, 1720 SE 16th Avenue, building 100, Ocala, FL, clarified the active code enforcement cases. He provided a brief overview of the property challenges and proposed use.

Planning Director Aubrey Hale confirmed B-5 is the only zoning district that will allow the proposed use.

Mr. Tillman stated the existing property is too small for a sales center, which is why the subject property is needed to conduct sales transactions with wholesale buyers.

Mr. Hale stated staff could evaluate processing the request as a PD to limit the use to a sales lot.

Council Members Dreyer reiterated the proposed zoning is not compatible and the subject property has existing code enforcement violations.

Council Member Musleh suggested the applicant withdraw their request to take care of the code enforcement violations before submitting an application for Council to consider a Developer's Agreement.

Council Member Bethea concurs with Council Member Musleh.

Council President Mansfield concurs with Council Member Dreyer.

Mr. Tillman stated he will not bring the application back as a PD.

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

**RESULT:       DENIED**

**MOVER:** Jay A. Musleh

**SECONDER:** Ire J. Bethea Sr

**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)

Presentation By: Endira Madraveren

**Introduced By:** Jay A. Musleh

Chief Planning Official Endira Madraveren discussed the adoption of Ordinance 2024-62. The applicant requested to rezone the property from B-2 (Community Business) to M-1 (Light Industrial), to develop a home garden and hobby farm equipment sales facility. She provided a brief overview of the property's history, zoning, proposed use, and staff findings. The Planning & Zoning Commission and staff recommend approval.

No public comment.

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

**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)

Presentation By: Endira Madraveren

**Introduced By:** Kristen M. Dreyer

Council President Mansfield opened the public hearing for items 9(s) and 9(t).

Chief Planning Official Endira Madraveren discussed the adoption of ordinances 2024-63 and 2024-64. The City is proposing the development of Fire Station 8. She provided a brief overview of the property's history, zoning, proposed use, and staff findings. The Planning & Zoning Commission and staff recommend approval.

No public comment.

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

**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)

Presentation By: Endira Madraveren

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

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

**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

Presentation By: Sean Lanier

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

**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

Presentation By: Sean Lanier

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

**RESULT:** APPROVED

**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

Presentation By: Sean Lanier

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

**RESULT:** APPROVED

**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

Presentation By: Jeannine Robbins

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

**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

Presentation By: Matthew Grow

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

**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

Presentation By: Matthew Grow

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

**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

Presentation By: Julie Johnson

Parks & Recreation Director Julie Johnson stated she will send Council Member Hilty a readable version of the spreadsheet.

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

**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 support additional contract expenses for course maintenance totaling \$390,000

Presentation By: Julie Johnson

Council Member Musleh spoke in support of the selected consultants for the project.

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

**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

Presentation By: Tom Duncan

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

**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

Presentation By: Joshua Sasso

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

**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**

Presentation By: Christopher Watt

Pro Tem Dreyer commented on comments included in City Manager Lee's evaluation. She stated he should be proud of himself. Council President Mansfield agreed Mr. Lee is doing a great job at managing the City of Ocala, as well as having a good staff. Mayor Marciano added that the servant leadership here is like a family and Mr. Lee has done a great job.

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

**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**

Presentation By: Christopher Watt

Council Member Bethea commented Mr. Sexton is doing a fine job; Council Member Hilty, Council Member Musleh and Council President Mansfield concurred.

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

**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**

Presentation By: Christopher Watt

Mayor Marciano commented that Chief Balken is a great leader, and he appreciates Chief Balken always doing a great job. Council President Mansfield advised he is doing a great job and has put together a great team.

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

**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**

Presentation By: Christopher Watt

Council President Mansfield advised Ms. Jacobs has kept him straight during his time

serving as City Council President.

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

**RESULT:** APPROVED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Ire J. Bethea Sr

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

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

Presentation By: Christopher Watt

Council Member Bethea spoke in support of approving the Employment Agreement for Internal Auditor Randall Bridgeman.

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

**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**

Internal Auditor Randall Bridgeman provided a brief overview of the Unannounced Cash Counts Audit Report. The audit results showed no material issues or action plan needed at this time.

**11b. Internal Audit Charter – Annual Update**

Internal Auditor Randall Bridgeman provided a brief overview of the annual update for the Charter. The audit results showed no updates need this year; however, next year's audit Charter will be updated to the new State standards. He advised Council to anticipate further discussion in early 2025.

**12. City Manager's Report**

**Update of Downtown construction projects**

City Manager Pete Lee reported Downtown construction will start soon. The drainage project will start October 1st and the parking garage construction will also begin shortly. The City will host two public meetings to discuss the first phase of construction. The first meeting will be held on September 20, 2024, and the second meeting will be Monday, September 23rd at 5:30pm, at Brick City Center for the Arts at 23 SW Broadway. Staff will be present to answer questions.

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

City Manager Pete Lee reported Uptown Services completed the evaluation of Ocala Fiber Network. A workshop was scheduled for Council to review the evaluation on October 29, 2024 at 12:00 pm in Council Chambers.

**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**

Police Chief Mike Balken thanked the Mayor and Council for their continuous support, as well as his staff. He discussed the public safety Opioid response efforts for September 2, 2024 to September 15, 2024. The Police Departments Opioid response efforts 6, overdose deaths 5, Narcan leave behind 1, and Amnesty participation 0. The department is working hard to combat illegal drugs in the community. Citizens Academy launched last week with 26 participants, and the department recruited 6 new Police Officers.

**14. Ocala Fire Rescue Department Report****Fire Chief Clint Welborn – Public Safety Opioid Response Efforts & Community Paramedicine**

Deputy Fire Chief Clint Welborn discussed the public safety Opioid response efforts and community paramedicine program, for September 2, 2024 to September 15, 2024. The overdose response efforts 4, overdose deaths 2, Narcan leave behind 0. For the month, community paramedicine calls 12, OD2A calls 27, motor vehicle accidents 154, structure fires 2, and service calls 2,073.

**15. City Attorney's Report**

**Mr. Sexton thanked City Council for the opportunity to continue serving as City Attorney**

**16. Public Comments****Jerry Lourenco, 2350 NW 27th Avenue, spoke on the Construction and Demolition Landfill Ordinance**

Jerry Lourenco, 2350 NW 27th Avenue, spoke on the Construction and Demolition Landfill Ordinance. He requested Council amend the ordinance to accept Class III materials. He explained he will be lining his landfill to comply with Florida Department of Environmental Protection regulations, and he would like to offset some of that financial investment. The lining would allow for his facility to accept Class III materials.

Council Member Musleh expressed concern adding Class III materials to the ordinance.

City Manager Pete Lee confirmed the ordinance can be amended. He will schedule a meeting with the City Attorney, staff, and Mr. Lourenco, to discuss an ordinance amendment.

**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 Hilty commented the Nancy Renyhart Dementia Center received a generous donation in the amount of \$375,000 for hospice care. The center's support services are greatly needed in the community.

**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**

**Minutes**

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Barry Mansfield  
Council President

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Angel B. Jacobs  
City Clerk