



# Ocala

## City Council

### Synopsis

110 SE Watula Avenue  
Ocala, FL 34471

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

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**Tuesday, September 3, 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

**2a. New Employees**

- John Davis, Growth Management
- Janiece Lucky, Growth Management
- Peter Winters, Growth Management

**3. Public Notice**

- **Public Notice for the September 3, 2024 City Council Regular Meeting was posted on August 1, 2024**

**4. Proclamations and Awards**

- 4a.** The International Myotonic Dystrophy Awareness Day Proclamation will be presented to Ms. Beth Ann Feigenblatt, Florida Regional Support Group Facilitator for the Myotonic Dystrophy Foundation
- 4b.** The Constitution Week Proclamation will be presented to the Daughters of the American Revolution Regent, Renee Coventry
- 4c.** The National Hispanic Heritage Month Proclamation will be presented to CEP President and CEO Kevin Sheilley, and CEP Vice President of Business Creation Evelyn Reyes
- 4d.** Recognition of Unified Drug Enforcement Strike Team

Presentation By: Michael Balken

**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:** Ire J. Bethea Sr

**SECONDER:** Kristen M. Dreyer

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

- 6a.** Approve the purchase of various inventory items for Ocala Electric Utility from multiple vendors in an amount not to exceed \$53,254

Presentation By: Doug Peebles

- 6b.** Approve the First Amended and Restated Florida Municipal Power Agency All-Requirements Project Solar II Energy Participation Agreement

Presentation By: Doug Peebles

- 6c.** Approve the First Amended and Restated All-Requirements Project Solar III Energy Participation Agreement

Presentation By: Doug Peebles

- 6d.** Approve appointment of Jamie Boudreau and Buck Martin to the Planning & Zoning Commission for unexpired three-year terms expiring March 1, 2026

Presentation By: Angel Jacobs

- 6e.** Approve Regular Meeting City Council minutes from August 20, 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**

(Second and Final Reading - September 17, 2024)

- 8a.** Introduce 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:** INTRODUCED

- 8b.** Introduce 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:** James P. Hilty Sr

**RESULT:** INTRODUCED

- 8c.** Introduce 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:** INTRODUCED

- 8d.** Introduce 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:** INTRODUCED

- 8e.** Introduce Ordinance 2024-52 to rezone approximately 25.67 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:** INTRODUCED

- 8f.** Introduce 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:** INTRODUCED

- 8g.** Introduce 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:** James P. Hilty Sr

**RESULT:** INTRODUCED

- 8h.** Introduce 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:** INTRODUCED

- 8i.** Introduce 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:** INTRODUCED

- 8j.** Introduce 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:** INTRODUCED

- 8k.** Introduce 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:** INTRODUCED

- 8l.** Introduce 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:** INTRODUCED

- 8m.** Introduce 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:** INTRODUCED

- 8n.** Introduce 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:** INTRODUCED

- 8o.** Introduce 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:** James P. Hilty Sr

**RESULT:** INTRODUCED

- 8p.** Introduce 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:** INTRODUCED

- 8q.** Introduce 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:** INTRODUCED

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

Note: Items 9a through 9d will be heard at 5:01pm or soon thereafter.

- 9a.** Adopt Resolution 2024-166 establishing the tentative Fiscal Year 2024-25 millage rates for the Downtown Development Districts at the current rates of 1.7185 (District A), 1.6332 (District B) and 1.4699 (District C)

Presentation By: Tammi Haslam

**RESULT:** ADOPTED

**MOVER:** James P. Hilty Sr

**SECONDER:** Ire J. Bethea Sr

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

- 9b.** Adopt Budget Resolution 2024-167 for the tentative Fiscal Year 2024-25 budget for the Downtown Development fund in the amount of \$547,762

Presentation By: Tammi Haslam

**RESULT:** ADOPTED

**MOVER:** Jay A. Musleh

**SECONDER:** Kristen M. Dreyer

- 9c.** **AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield  
Adopt Resolution 2024-168 establishing the tentative Fiscal Year 2024-25 millage rate for the City of Ocala at the current rate of 6.6177  
Presentation By: Tammi Haslam  
**RESULT:** ADOPTED  
**MOVER:** Ire J. Bethea Sr  
**SECONDER:** Jay A. Musleh
- 9d.** **AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield  
Adopt Budget Resolution 2024-169 for the tentative Fiscal Year 2024-25 budget for the City of Ocala in the amount of \$1,063,605,182  
Presentation By: Tammi Haslam  
**RESULT:** ADOPTED  
**MOVER:** James P. Hilty Sr  
**SECONDER:** Jay A. Musleh
- 9e.** **AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield  
Approve the sale of beer wine and liquor for on-premise consumption for Miller's Ale House, Inc., dba, Miller's Ale House located in the 4800 block of SW College Road (Parcel #23877-000-04) (Quasi-Judicial)  
Presentation By: Jeff Shrum  
**RESULT:** APPROVED  
**MOVER:** Ire J. Bethea Sr  
**SECONDER:** James P. Hilty Sr
- 9f.** **AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield  
Adopt Resolution 2024-35 to allow alcoholic beverage sales (beer, wine and liquor) in the downtown event zone on S Magnolia Ave. (from SE Broadway Street south to E Fort King Street) for a fundraiser sponsored by Ocala Main Street, Inc. (Cogent Bank Grand Opening) on Thursday, September 12, 2024, from 5 to 8 p.m. (Quasi-Judicial)  
Presentation By: Jeff Shrum  
**RESULT:** ADOPTED  
**MOVER:** James P. Hilty Sr  
**SECONDER:** Kristen M. Dreyer  
**AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield

**10. General Business**

- 10a.** Approve one-year contract renewal with VIP Security & Investigations, LLC to provide citywide security services with an estimated expenditure of \$377,000

Presentation By: Christopher Ramos

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** James P. Hilty Sr

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

- 10b.** Approve the purchase of new Getac body-worn cameras utilizing OMNIA Partners' Cooperative Purchasing Agreement in an amount not to exceed \$295,529

Presentation By: Joshua Sasso

**RESULT:** APPROVED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Ire J. Bethea Sr

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

- 10c.** Approve award of a three-year contract to MegaScapes Landscape Services, Inc., for as needed sod supply, delivery, and installation services with an aggregate expenditure of \$339,492

Presentation By: Bill Rodriguez

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Ire J. Bethea Sr

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

- 10d.** Approve contract award to Kempfer Sawmill, Inc. for the supply and delivery of engineered wood fiber with an aggregate expenditure amount not to exceed \$194,700

Presentation By: Bill Rodriguez

**RESULT:** APPROVED

**MOVER:** Jay A. Musleh

**SECONDER:** Ire J. Bethea Sr

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

- 10e.** Approve the purchase of automatic chest compression devices from Stryker Sales Corporation utilizing Sourcewell Cooperative Purchasing Agreement in the amount of \$350,194

Presentation By: Clint Welborn

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Kristen M. Dreyer

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

- 10f.** Approve the second amendment to the agreement with the Marion County School Board for the School Resource Officer Program with receivables of \$1,687,330

Presentation By: Angy Scroble

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Jay A. Musleh

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

- 10g.** Approve the renewal of Mark's Prime (Ocala Prime Partners Holdings LLC.) valet parking license

Presentation By: Rachel Fautsch

**RESULT:** APPROVED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Jay A. Musleh

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

**11. Internal Auditor's Report**

**12. City Manager's Report**

- **Heritage Trail ribbon cutting ceremony**

**Urban3 presentation by Joe Manicozzi**

**13. Ocala Police Department Report**

- **Police Chief Mike Balken – Public Safety Opioid Response Efforts**

**14. Ocala Fire Rescue Department Report**

- **Fire Chief Clint Welborn – Public Safety Opioid Response Efforts & Community Paramedicine**

**15. City Attorney's Report**

**16. Public Comments**

- **John Ghannam, 2128 SE 3rd Place, discussed his concerns with Code Enforcement**
- **Rock Gibboney, 597 NE 45th Terrace, expressed concern regarding livestock sales prohibited by the City at Rural King**
- **Ted Schatt, 328 NE 1st Avenue, spoke on the rail to trail proposition**



**17. Informational Items and Calendaring Items**

- Wednesday, September 11, 2024 - Special City Council Meeting - Fiscal Year 2024-25 Fire Assessment Rates & Annual Budget Hearing - 5:01pm, Council Chambers
- Tuesday, September 17, 2024 - City Council meeting - 4:00pm, Council Chambers
- Wednesday, September 18, 2024 - TPO: 2050 Long Range Transportation Planning Plan Community Workshop - 5:00pm, College of Central Florida Webber Center
- Wednesday, September 24, 3:00pm - TPO Meeting, Marion County Commission Auditorium

**17a.** Power Cost Adjustment Report - July 2024

**17b.** Monthly budget to actual report and Capital Improvement Project status report as of July 31, 2024

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

**18. Comments by Mayor**

- **Mental Health Resource Guide book**
- **Workout with the Mayor event**

**19. Comments by City Council Members**

- **Council President Mansfield recognized the Boy Scout Troops for attending tonight's meeting**
- **Council President Mansfield requested contracts for City's leadership employees be added to the next meeting agenda**

**20. Adjournment**

**Adjourned at 5:30 pm**