



# Ocala City Council Agenda - Final

## Tuesday, December 3, 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****3. Public Notice****4. Proclamations and Awards**

Annual President's Award

**5. Presentations**

5a. Comments by outgoing Council President

5b. Presentation of Plaques and Gifts

5c. Council Reorganization

1. Election of Council President

2. Election of Council President Pro-Tem

3. Change of seating and name plates

**5d.** [Recognition of first responders and staff who deployed as part of the mutual aid response for Hurricanes Debby, Helene, and Milton](#)

Presentation By: Clint Welborn

**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 Exhibition Rental Agreement with the St. Louis Children's Museum for a professional educational traveling exhibit at the Discovery Center in the amount of \\$55,000](#)

Presentation By: John Spencer

**6b.** [Adopt Budget Resolution 2025-119 amending the Fiscal Year 2024-25 budget to appropriate two donations for the development of current and future exhibits at the Discovery Center in the amount of \\$15,000](#)

**BR-2025-119**

Presentation By: John Spencer

**6c.** [Approve a task work order with Infrastructure Consulting & Engineering, PLLC, to provide design phase services for the Terminal Apron Rehabilitation in the amount of \\$93,530](#)

Presentation By: Michael Baker

**6d.** [Approve the Developer's Agreement for Emerson Pointe Phase 1 and Phase 1A](#)

Presentation By: Aubrey Hale

- 6e. [Approve minutes from the November 19, 2024 City Council meeting](#)

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 - December 17, 2024)

- 8a. [Introduce Ordinance 2025-10 to rezone approximately 15.00 acres of property generally located in the 2000-3000 block of NW 35th Avenue Road, approximately 660-feet northwest of the intersection of NW 35th Avenue Road and NW 21st Street, \(Parcel 21466-000-00\) from R-1, Single-Family Residential, to B-2, Community Business \(Case ZON24-45826\) \(Quasi-Judicial\)](#) [ORD-2025-10](#)

- 8b. [Introduce Ordinance 2025-11 to annex approximately 1.29 acres for property located at 4001 NW Blitchton Road \(Parcel 21537-002-00\) \(Case ANX24-45820\) \(Quasi-Judicial\)](#) [ORD-2025-11](#)

- 8c. [Introduce Ordinance 2025-12 to change future land use designation of approximately 1.29 acres for property located at 4001 NW Blitchton Road \(Parcel 21537-002-00\) from Commercial \(County\) to Medium Intensity/Special District \(City\) \(Case LUC24-45821\) \(Quasi-Judicial\)](#) [ORD-2025-12](#)

- 8d. [Introduce Ordinance 2025-13 to rezone approximately 1.29 acres for property located at 4001 NW Blitchton Road \(Parcel 21537-002-00\) from B-2, Community Business \(County\), to B-2, Community Business \(City\) \(Case ZON24-45822\) \(Quasi-Judicial\)](#) [ORD-2025-13](#)

- 8e. [Introduce Ordinance 2025-14 to rezone approximately 15.46 acres for property located approximately 900-feet northwest of the intersection of SW College Road and SW 20th Court \(Parcel 23553-003-00 and Parcel 23561-000-00\) from R-1, Single-Family Residential, to R-3, Multi-Family Residential \(Case ZON24-45672\) \(Quasi-Judicial\)](#) [ORD-2025-14](#)

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

- 9a. [Adopt Ordinance 2025-1 to rezone approximately 4.63 acres for property located at 1712 SE Lake Weir Avenue \(Parcel 2920-010-008\) from INST, Institutional to B-2A, Limited Community Business \(Case ZON24-45752\) \(Quasi-Judicial\) - Previously postponed from October 15, 2024, and November 19, 2024, City Council meeting. Request to postpone to December 17, 2024, City Council meeting](#)

Presentation By: Aubrey Hale

**Introduced by:** Jay A. Musleh

- 9b.** [Adopt Resolution 2025-8 to abrogate an approximate 0.57-acre portion of railroad spur and utility right-of-way lying north of Lots 9-13 \(Block F\) and south of Lot 8 \(Block F\) of the Ocala Industrial Park as recorded in Plat Book H, Page 46, of the public records of Marion County, Florida \(Parcel 23656-000-01\) \(Case ABR24-45753\) \(Quasi-Judicial\)](#) **RES-2025-8**

Presentation By: Endira Madraveren

- 9c.** [Approve the sale of beer and wine for off-premises consumption for RaceTrac, Inc, d/b/a RaceTrac located at 4040 W Silver Springs Blvd. \(Quasi Judicial\)](#)

Presentation By: Jeff Shrum

**10. General Business**

- 10a.** [Approve agreement with SSC Construction Management, LLC for design-build services for the Downtown Parking Garage No. 2 in the amount of \\$17,481,485.70 plus a contingency amount of \\$974,497.30, for a total expenditure of \\$18,455,983](#)

Presentation By: Sean Lanier

- 10b.** [Approve the award of the contract for demolition and removal services for the buildings at the site of Downtown Parking Garage No. 2 to Thomas F. Amodio/ A & A Trucking & Excavating in the amount of \\$94,694, plus a 10 percent contingency of \\$9,469, for a total expenditure not to exceed \\$104,164](#)

Presentation By: Sean Lanier

- 10c.** [Adopt Budget Resolution 2025-120 amending the Fiscal Year 2024-25 budget to transfer funds from the General Fund Reserve for Projects account to support the demolition and removal of buildings on the Downtown Parking Garage No. 2 site in the amount of \\$104,164](#) **BR-2025-120**

Presentation By: Sean Lanier

- 10d.** [Approve a three-year piggyback agreement for utility rehabilitation and construction services with R&M Service Solutions, LLC in the amount of \\$500,000](#)

Presentation By: Sean Lanier

- 10e.** [Approve piggyback agreement with Pavement Technology, Inc. for pavement maintenance and rejuvenation services for a total expenditure not to exceed \\$550,000](#)

Presentation By: Sean Lanier

- 10f. [Approve the use of multiple cooperative purchasing agreements for the purchase of three solid waste roll-off compactor trucks and ten compactor units in the amount of \\$1,129,587](#)

Presentation By: Darren Park

- 10g. [Approve one-year renewal with Harris Corporation for the City's customer management system, Cogsdale, with an estimated expenditure of \\$274,405](#)

Presentation By: Christopher Ramos

- 10h. [Approve the implementation of an employer-paid long-term disability insurance benefit for all eligible City of Ocala employees with an estimated annual cost of \\$279,000.](#)

Presentation By: Devan Kikendall

**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**

- 15a. [Authorization to manage claims and/or settle pending claims associated with Hurricane Milton / Lift Station #11 damages claims, including the related expenditure of funds](#)

- 15b. [Approval of settlement in the matter of Terry Yapple and the Estate of Michael Yapple, Case Number 2023-CA-002299, with a proposed settlement amount of \\$135,000](#)

**16. Public Comments**

**17. Informational Items and Calendaring Items**

- Tuesday, December 17, 2024 - Community Redevelopment Area Agency Meeting - 3:45 pm - Council Chambers
- Tuesday, December 17, 2024 - City Council meeting - 4:00 pm - Council Chambers
- Tuesday, December 24 and Wednesday, December 25 - Christmas Eve and Day - City Offices closed
- Wednesday, January 1, 2024 - New Year's Day - City Offices closed

- 17a. [Power Cost Adjustment Report - October 2024](#)

- 17b. [Executed Contracts Under \\$50,000](#)

**18. Comments by Mayor**

**19. Comments by City Council Members**

**20. Adjournment**