



Ocala

City Council

Synopsis

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, December 3, 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

3. Public Notice

Public Notice for the December 3, 2024 City Council Regular Meeting was posted on November 6, 2024

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 Kristen M. Dreyer

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: James P. Hilty Sr

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

2. Election of Council President Pro-Tem Ire J. Bethea Sr.

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Jay A. Musleh

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

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.

RESULT: APPROVED THE CONSENT AGENDA

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

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

- 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

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)

Introduced By: James P. Hilty Sr

- 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)

Introduced By: Jay A. Musleh

- 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)

Introduced By: Ire J. Bethea Sr

- 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)

Introduced By: Barry Mansfield

- 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)

Introduced By: James P. Hilty Sr

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

RESULT: POSTPONED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

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

- 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)

Presentation By: Endira Madraveren

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

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

- 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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

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

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

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: James P. Hilty Sr

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

- 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. Amodeo/ 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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Jay A. Musleh

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

- 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

Presentation By: Sean Lanier

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

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

- 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

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: Jay A. Musleh

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

- 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

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: James P. Hilty Sr

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

- 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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

AYE: Dreyer, Bethea Sr, Musleh, and Mansfield

NAY: Hilty Sr

- 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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

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

- 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

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: Ire J. Bethea Sr

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

11. Internal Auditor's Report

12. City Manager's Report

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

- 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

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

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

- 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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: James P. Hilty Sr

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

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

- **City Council recognition**
- **Police Department recognition**

Mayor (Elf) on the Shelf**19. Comments by City Council Members**

- **Council Members congratulated new Council President Dreyer and thanked past president Council Member Mansfield for his service**

20. Adjournment

- **Adjourned at 5:56 pm**