



Ocala City Council Agenda - Final

Tuesday, November 5, 2024

Meeting Information

Location

Ocala City Hall
110 SE Watula Avenue
Second Floor - Council Chambers
Ocala, Florida

<https://www.ocalafl.gov/meetings>

Time

3:00 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

NOTE: Following the Call to Order, the City Council will participate in a private, attorney-client meeting from approximately 3:00 PM to 4:00 PM. At the end of that meeting (approximately 4:00 PM), City Council will return to reopen the regular meeting, announce the conclusion of the private, attorney-client meeting and to address the remainder of the agenda items.

2. Roll Call

- 2a. New Employees
- Barnabas Tanczos, Information Technology

3. Public Notice**4. Proclamations and Awards****5. Presentations**

- 5a. [Recognize Ocala Electric Utility employees for their contributions in providing mutual aid to Morgan City and Houma, Louisiana, as well as to Suwannee Valley Electric Cooperative, following the impact of Hurricanes Francine and Helene](#)
- 5b. [Public Information Officer, Gregory Davis - Communications Update](#)

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 award of contract to Bruce Wayne Wiley LLC for residential rehabilitation services for the Follins residence located at 2411 NW Second Street with a total project cost not to exceed \\$61,380](#)

Presentation By: James Haynes

- 6b. [September 2024, outside counsel invoices for general city business legal services in the amount of \\$1,315 and for risk management-related legal services in the amount of \\$105](#)

Presentation By: William E. Sexton

- 6c. [Accept funds from the Florida Department of Transportation to reimburse expenses relating to the Speed and Aggressive Driving program funds in the amount of \\$55,000](#)

Presentation By: Michael Balken

- 6d. [Adopt Budget Resolution 2025-109 amending the Fiscal Year 2024-25 budget to accept and appropriate funds from the Florida Department of Transportation to reimburse expenses relating to the Speed and Aggressive Driving Program funds in the amount of \\$55,000](#) **[BR-2025-109](#)**
Presentation By: Michael Balken
- 6e. [Adopt Budget Resolution 2025-110 amending the Fiscal Year 2024-25 budget to accept and appropriate funds from the Florida Department of Law Enforcement for online sting operations in the amount of \\$28,578](#) **[BR-2025-110](#)**
Presentation By: Michael Balken
- 6f. [Adopt Budget Resolution 2025-111 amending the Fiscal Year 2024-25 budget to accept and appropriate funds from the Bureau of Justice Assistance to reimburse expenses relating to the Bulletproof Vest Partnership Program in the amount of \\$29,345](#) **[BR-2025-111](#)**
Presentation By: Michael Balken
- 6g. [Approve the Market Street at Heathbrook Lot 1 Replat Final Plat \(SUB23-45407\)](#)
Presentation By: Aubrey Hale
- 6h. [Approve re-appointment of Robert Davis to the Ocala Firefighters' Retirement System Board of Trustees for a two-year term ending October 4, 2026](#)
Presentation By: Angel Jacobs
- 6i. [Approve appointment of Austin Ridge to the Ocala Police Officers' Retirement System Board of Trustees for a two-year term ending August 6, 2026](#)
Presentation By: Angel Jacobs
- 6j. [Approve minutes from October 15, 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 - November 19, 2024)

- 8a.** [Introduce Ordinance 2025-3 to rezone approximately 21.00 acres for property located at 2495 NW 21st Street along with the parcel to the north \(Parcel 21404-000-00 and 21411-000-00\) from INST, Institutional, and R-2, Two-Family Residential, to R-3, Multi-Family Residential \(Case ZON24-45772\) \(Quasi-Judicial\)](#) [**ORD-2025-3**](#)
- 8b.** [Introduce Ordinance 2025-4 to rezone approximately 1.20 acres for property located at the southeast corner of the intersection of East Silver Springs Boulevard and NE 39th Road \(Parcel 2730-1000-00\) from Limited Community Business \(B-2A\) to Multi-Family Residential \(R-3\) \(Case ZON24-45770\) \(Quasi-Judicial\)](#) [**ORD-2025-4**](#)
- 8c.** [Introduce Ordinance 2025-5 to rezone approximately 10.88 acres for property located at 2400 SW College Road \(Parcel 23560-002-02 and 23560-002-12\) from B-4, General Business, to SC, Shopping Center \(Case ZON24-45818\) \(Quasi-Judicial\)](#) [**ORD-2025-5**](#)
- 8d.** [Introduce Ordinance 2025-6 to rezone approximately 12.61 acres for property located at the northeast corner of the intersection of NE 25th Avenue and NE 28th Street \(Parcel 24274-000-00\) from INST, Institutional to PD, Planned Development \(Case PD24-45735\) \(Quasi-Judicial\)](#) [**ORD-2025-6**](#)
- 8e.** [Introduce Ordinance 2025-7 to rezone approximately 30.49 acres for property located at 5019 West Highway 40 along with the parcel to the northwest \(Parcels 23176-003-00 and 23180-000-00\) from Wholesale Business \(B-5\) and No Zoning to Planned Development \(PD\) \(Case PD24-45515\) \(Quasi-Judicial\)](#) [**ORD-2025-7**](#)
- 8f.** [Introduce Ordinance 2025-8 to rezone approximately 1.99 acres for property located at 517 SW 27th Avenue along with the property located directly north \(Parcel 22687-001-00 and 22686-000-00\) from R-2, Two-Family Residential, and INST, Institutional, to B-1, Neighborhood Business \(Case ZON24-45815\) \(Quasi-Judicial\)](#) [**ORD-2025-8**](#)
- 8g.** [Introduce Ordinance 2025-9 to rezone approximately 11.62 acres for property located at 3635 and 3521 SW 42nd Street \(Parcels 23901-000-00 and 23900-000-00\) from Community Business \(B-2\) and No Zoning to Planned Development \(PD\) \(Case PD24-45730\) \(Quasi-Judicial\)](#) [**ORD-2025-9**](#)

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

- 9a.** [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 \(Parcel 22866-000-03\) \(Case ANX24-45690\) \(Quasi-Judicial\) - Request to postpone until the November 19, 2024 City Council meeting. Previously postponed from the September 17, 2024, City Council meeting](#)

Presentation By: Aubrey Hale

Introduced by: Jay A. Musleh

- 9b.** [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 \(City\) \(Case LUC24-45691\) \(Quasi-Judicial\) - Request to postpone until the November 19, 2024, City Council meeting. Previously postponed from the September 17, 2024, City Council meeting](#)

Presentation By: Aubrey Hale

Introduced by: James P. Hilty Sr

- 9c.** [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 \(City\) \(Case ZON24-45692\) \(Quasi-Judicial\) - Request to postpone until the November 19, 2024 City Council meeting. Previously postponed from the September 17, 2024, City Council meeting](#)

Presentation By: Aubrey Hale

Introduced by: Ire J. Bethea Sr

10. General Business

- 10a.** [Approve a two-year contract with McShea Contracting, LLC for citywide traffic striping services in an amount not to exceed \\$1,100,000](#)

Presentation By: Darren Park

- 10b.** [Approve the annual agreement for business creation, retention, and attraction services with the Ocala Metro Chamber & Economic Partnership in the amount of \\$190,000](#)

Presentation By: Aubrey Hale

- 10c. [Approve a five-year renewal agreement with Avail Technologies, Inc. to provide system maintenance and support to SunTran's intelligent transportation system in the amount of \\$239,778](#)

Presentation By: Tom Duncan

- 10d. [Approve the purchase of a Federal Transit Administration Category 3 Electric Trolley Bus from Hometown Manufacturing, Inc. using Georgia contract for Public Mass Transit Vehicles and Related Options, Equipment, and Accessories, in the amount of \\$575,235](#)

Presentation By: Tom Duncan

- 10e. [Approve a three-year agreement for firewall hardware and software maintenance and support in an estimated expenditure of \\$120,000](#)

Presentation By: Christopher Ramos

- 10f. [Approve a two-year contract with Fleetwing Corporation for the provision of bulk fuel and tank wagon fuel deliveries, with an estimated aggregate expenditure of \\$263,442](#)

Presentation By: Liza Warmuth

- 10g. [Approve and adopt update to the City of Ocala's Procurement Policy](#)

Presentation By: Daphne Robinson

- 10h. [Adopt Budget Resolution 2025-112 amending the Fiscal Year 2023-24 budget to appropriate funds to support expenditures incurred as a result of Hurricane Debby in the amount of \\$428,847](#)

BR-2025-112

Presentation By: Peter Brill

- 10i. [Adopt Budget Resolution 2025-113 amending the Fiscal Year 2024-25 budget to accept and appropriate 2024-25 State Housing Initiatives Partnership Program grant funding in the amount of \\$200,832](#)

BR-2025-113

Presentation By: James Haynes

- 10j. [Approve the purchase of inventory items for Ocala Electric Utility from multiple vendors in an amount not to exceed \\$1,702,179](#)

Presentation By: Doug Peebles

- 10k. [Approve one-year renewal of contract with SHI for Palo Alto Firewall hardware and software renewals with an estimated expenditure amount of \\$137,867](#)

Presentation By: Jon Guthrie

- 10l. [Approve one-year renewal of contract with PCN-Strategies for Getac In-Car Video and Body Camera computer aided hardware and software with an estimated expenditure amount of \\$244,000](#)

Presentation By: Jon Guthrie

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. [Approval of letter to Robert W. Batsel, as counsel for the College of Central Florida, providing the position of the City of Ocala as to the "municipal purpose" of the College's intent to lease the former Pioneer Garden Club property to the Board of County Commissioners of Marion County, Florida for use as an employee health care center](#)

- 15b. [Provision of direction to staff \(legal counsel\) regarding potential settlement with Plaintiffs in the matter of Rojas v. City of Ocala, Florida, \(Case Number 24-12634 / 5:14-cv-00651\), an appeal currently pending before the United States Court of Appeals for the Eleventh Circuit](#)

16. Public Comments

17. Informational Items and Calendaring Items

- Monday, November 11, 2024 - Veterans Day Holiday - City Offices closed
- Tuesday, November 19, 2024 - Community Redevelopment Area Agency meeting - 3:45pm, Council Chambers
- Tuesday, November 19, 2024 - City Council Meeting - 4:00pm, Council Chambers
- Thursday, November 28 and Friday, November 29, 2024 - Thanksgiving Day Holiday - City Offices closed

- 17a. [Inform City Council of an Interagency Agreement between the Ocala Police Department and Arnette House](#)

- 17b. [Power Cost Adjustment Report - September 2024](#)

18. Comments by Mayor

19. Comments by City Council Members

20. Adjournment