



Ocala

City Council

Synopsis

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, November 5, 2024

3:00 PM

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

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

- Barnabas Tanczos, Information Technology

3. Public Notice

- **Public Notice for the November 5, 2024 City Council Regular Meeting was posted on October 17, 2024**

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.

RESULT: APPROVED THE CONSENT AGENDA

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

- 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
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
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
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)

Introduced By: Ire J. Bethea Sr

- 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)

Introduced By: James P. Hilty Sr

- 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)

Introduced By: Jay A. Musleh

- 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)

Introduced By: Kristen M. Dreyer

- 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)

Introduced By: Ire J. Bethea Sr

- 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)

Introduced By: James P. Hilty Sr

- 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)

Introduced By: Jay A. Musleh

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

RESULT: POSTPONED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

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

- 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

RESULT: POSTPONED

MOVER: Kristen M. Dreyer

SECONDER: Ire J. Bethea Sr

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

- 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

RESULT: POSTPONED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

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
- RESULT:** APPROVED
- MOVER:** Kristen M. Dreyer
- SECONDER:** Ire J. Bethea Sr
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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
- RESULT:** TABLED
- MOVER:** Kristen M. Dreyer
- SECONDER:** Ire J. Bethea Sr
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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
- RESULT:** APPROVED
- MOVER:** Ire J. Bethea Sr
- SECONDER:** James P. Hilty Sr
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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
- RESULT:** APPROVED
- MOVER:** Ire J. Bethea Sr
- SECONDER:** James P. Hilty Sr
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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
- RESULT:** APPROVED
- MOVER:** Kristen M. Dreyer
- SECONDER:** James P. Hilty Sr
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
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- 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
- RESULT:** APPROVED
- MOVER:** Jay A. Musleh
- SECONDER:** Ire J. Bethea Sr
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 10g.** Approve and adopt update to the City of Ocala's Procurement Policy
- Presentation By: Daphne Robinson
- RESULT:** ADOPTED
- MOVER:** James P. Hilty Sr
- SECONDER:** Kristen M. Dreyer
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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
- Presentation By: Peter Brill
- RESULT:** ADOPTED
- MOVER:** Ire J. Bethea Sr
- SECONDER:** Kristen M. Dreyer
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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
- Presentation By: James Haynes
- RESULT:** ADOPTED
- MOVER:** Kristen M. Dreyer
- SECONDER:** James P. Hilty Sr
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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
- RESULT:** APPROVED
- MOVER:** Kristen M. Dreyer
- SECONDER:** Ire J. Bethea Sr
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield

- 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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Kristen M. Dreyer

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

- 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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Ire J. Bethea Sr

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

11. Internal Auditor's Report

12. City Manager's Report

- **Smoking in City Parks**
- **Employee Health Fair**
- **Farewell to Community Outreach Manager Rachel Fautsch**

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.** 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

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

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

- 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

- **Kent Guinn, 320 NW 3rd Avenue, commented on rail project**
- **Chris Prusak, PRP Aviation, 2998 SW 60th Avenue, commented on Airport development**

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

- **Mayor Marciano discussed his Fire Department shadowing experience**
- **Mayor Marciano requested the City consider the Lillian Bryant Center for a Lineman Training Program location**
- **Mayor Marciano Recognized Director of Electric Utility Doug Peebles**

19. Comments by City Council Members

- **Council Members Bethea and Dreyer commented on Lineman Program**
- **Council President Mansfield recognized the Fire Department for their community support efforts**

20. Adjournment

- **Adjourned at 6:02 pm**