



Ocala City Council Agenda - Final

Tuesday, May 7, 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**

- 2a. New Employees
- Ariel Martinez, Growth Management
 - Ashley Smith, Growth Management
 - Mary Vazquez, Growth Management
 - Roxanne Wright, Growth Management
 - Herbert Wade III, Engineering
 - James Todd, Water Resources
 - Bryce Wing, Water Resources

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

- 4a. [The Motorcycle Awareness Month Proclamation will be presented to ABATE of Florida, Inc., Forest Chapter of Marion County Board Member Kim Plawecki Brown and to Secretary Bridgette Pace](#)
- 4b. [The American Wetlands Month Proclamation will be presented to Sean Lanier, City Engineer and Director of Engineering and Water Resources Department; Rusella Bowes-Johnson, Assistant Director of Water Resources; Robyn Preston, Water Resources Operations Manager; and to Gabriela Sullivan, Water Resources Conservation Coordinator](#)
- 4c. [The Drinking Water Week Proclamation will be presented to Sean Lanier, City Engineer and Director of Engineering and Water Resources Department; Rusella Bowes-Johnson, Assistant Director of Water Resources; and to Robyn Preston, Water Resources Operations Manager](#)

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.

- 6a. [Approve the purchase of NetApp back-up and disaster recovery storage solution utilizing an OMNIA Partners cooperative purchasing agreement with an estimated expenditure amount of \\$92,158](#)

Presentation By: Joshua Sasso

- 6b. [Accept funds from the Florida Department of Law Enforcement for fentanyl eradication operations in the amount of \\$74,313](#)

Presentation By: Michael Balken

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- 6c. [Adopt Budget Resolution 2024-133 amending the Fiscal Year 2023-24 budget to accept and appropriate funds from the Florida Department of Law Enforcement for fentanyl eradication operations in the amount of \\$74,313](#) **BR-2024-133**
- Presentation By: Michael Balken
- 6d. [Approve the Second Addendum to the Contract for Sale and Purchase with Ocala Aviation, LLC](#)
- Presentation By: Tracy Taylor
- 6e. [Approve Amendment Number 1 for additional expenditures to Task Work Order 29 with Kimley-Horn & Associates, Inc. for a total aggregate expenditure of \\$54,020](#)
- Presentation By: Sean Lanier
- 6f. [Approve the donation of a surplus vehicle to the Vanguard High School Automotive Program with a valuation of \\$6,458](#)
- Presentation By: John King
- 6g. [Approve the donation of two surplus vehicles to the Florida Department of Corrections with a valuation of \\$14,080](#)
- Presentation By: John King
- 6h. [Approve a two-year renewal of the Agreement for Dry Carpet Cleaning with Cubix, Inc. with an aggregate expenditure of \\$75,000](#)
- Presentation By: John King
- 6i. [Approve 2024 agreement with the School Board of Marion County, Florida for use of the City's Aquatic Fun Centers for swim team practices and swim meets with projected revenue not to exceed \\$9,000](#)
- Presentation By: John Spencer
- 6j. [Approve award of contract to Florida Home Contractors, Inc for residential rehabilitation services for the Robinson residence located on NW 12th Street with a total project cost not to exceed \\$90,740](#)
- Presentation By: James Haynes
- 6k. [Approve W. James Gooding II to represent 17th Street Ocala, LLC and 1333, LLC in connection with a rezoning application for properties located on SE 17th Street between SE 14th Avenue and SE 12th Avenue](#)
- Presentation By: Tye Chighizola
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- 6l. [Approve Labor Attorney invoices for February 2024 in the amount of \\$248.70](#)

Presentation By: Devan Kikendall

- 6m. [Approve appointment of Jeanne Herzig-Arena, Daniel London, and Olivia Perez to the Ocala Planning & Zoning Commission for unexpired three-year terms](#)

Presentation By: Angel Jacobs

- 6n. [Approve appointment of Reinaldo Mercado and Lisa Rice to the Ocala Recreation Commission for unexpired three-year terms ending March 1, 2027](#)

Presentation By: Angel Jacobs

- 6o. [Approve appointment of Greg Thompson to the Ocala Municipal Arts Commission for an unexpired four-year term ending March 1, 2028](#)

Presentation By: Angel Jacobs

- 6p. [Approve regular meeting City Council minutes from April 16, 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 - May 21, 2024)

- 8a. [Introduce Ordinance 2024-30 amending sections 70-582 and 70-584 concerning definitions and the establishment of service](#) **ORD-2024-30**

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

(All are Public Hearings)

- 9a.** [Adopt Resolution 2024-14 to vacate a 25-foot drainage and utility easement running along the southerly boundary of Lots 16 and 17, as shown on the Plat of Heath Brook North B-2, as recorded in Plat Book 9, Pages 149-152 \(Parcel 23874-000-16 and 23874-000-17\); approximately 0.16 acres. \(Case PLV24-45524\) \(Quasi-Judicial\) - Postponed from the March 5, 2024, City Council Meeting](#)

Presentation By: Endira Madraveren

- 9b.** [Adopt Ordinance 2024-23 annexing property located at the northeast corner of NW 60th Avenue and W Highway 40 \(Parcel 2303-013-001, 2303-012-067, 2303-012-072 and 23174-000-00\); approximately 2.56 acres \(ANX24-45512\) \(Quasi-Judicial\) - Postponed from the April 16, 2024 City Council Meeting](#)

Presentation By: Endira Madraveren

Introduced by: Kristen M. Dreyer

- 9c.** [Adopt Ordinance 2024-24 to change the Future Land Use designation from Commercial \(County\) to Low Intensity \(City\), for a property located at the northeast corner of NW 60th Avenue and W Highway 40 \(Parcel 2303-013-001, 2303-012-067, 2303-012-072 and 23174-000-00\); approximately 2.56 acres \(LUC24-45513\) \(Quasi-Judicial\) - Postponed from the April 16, 2024 City Council Meeting](#)

Presentation By: Endira Madraveren

Introduced by: Jay A. Musleh

- 9d.** [Adopt Ordinance 2024-25 to rezone from B-2 Community Business \(County\) to B-2, Community Business \(City\), for a property located at the northeast corner of NW 60th Avenue and W Highway 40 \(Parcel 2303-013-001, 2303-012-067, 2303-012-072 and 23174-000-00\); approximately 2.56 acres. \(ZON24-45514\) \(Quasi-Judicial\) - Postponed from the April 16, 2024 City Council Meeting](#)

Presentation By: Endira Madraveren

Introduced by: James P. Hilty Sr

- 9e. [Adopt Ordinance 2024-28 to rezone from R-3, Multi-Family Residential, to PD, Planned Development, and approval of PD plan with Design Standards, for property located in the 1100 block of NW 14th Street \(Parcel 25773-000-00\), approximately 16.58 acres \(Case PD23-45351\) \(Quasi-Judicial\) - Postponed from the April 16, 2024 City Council Meeting](#)

Presentation By: Endira Madraveren

Introduced by: Jay A. Musleh

- 9f. [Adopt Resolution 2024-22 concerning a PD, planned development, including PD standards for property located in the 1100 block of NW 14th Street \(Parcel 25773-000-00\) \(Case No. PD23-45351\) \(Quasi-Judicial\) - Postponed from the April 16, 2024, City Council Meeting](#)

RES-2024-22

Presentation By: Endira Madraveren

- 9g. [Adopt Ordinance 2024-29 rezoning to PD, Planned Development, and approval of PD Plan with Design Standards, for property located at the northeast and southeast corners of SW 60th Avenue and SW 43rd Street Road \(Parcel 23833-000-01 and 23833-000-02\), approximately 10.02 acres \(Case PD23-45260\) \(Quasi-Judicial\)](#)

Presentation By: Endira Madraveren

Introduced by: James P. Hilty Sr

- 9h. [Adopt Resolution 2024-23 concerning a PD, Planned Development, including PD standards for property located at the northeast and southeast corners of SW 60th Avenue and SW 43rd Street \(Parcel 23833-000-01 and 23833-000-02\) \(Case PD23-45260\) \(Quasi-Judicial\) - Postponed from the April 16, 2024, City Council Meeting](#)

RES-2024-23

Presentation By: Endira Madraveren

10. General Business

- 10a. [Approve additional expenditures under the contract for miscellaneous inventory materials for Water Resource operations for an increased total aggregate expenditure amount of \\$100,000](#)

Presentation By: Sean Lanier

- 10b. [Approve award of contract to Southern Times Service, LLC for the NE 16th Avenue drainage improvement project in the amount of \\$475,606, plus a contingency of \\$23,781 for a total expenditure not to exceed \\$499,387](#)

Presentation By: Sean Lanier

- 10c. [Approve a three-year piggyback agreement for air release valve maintenance and replacement with R&M Service Solutions, LLC, with an aggregate expenditure amount of \\$750,000](#)

Presentation By: Sean Lanier

- 10d. [Accept amendment #103 between Lutheran Services Florida, Inc., LSF Health Systems and the City of Ocala reducing the grant amount by \\$320 for a new contract amount not to exceed \\$553,502](#)

Presentation By: Clint Welborn

- 10e. [Approve award of contract to Bruce Wayne Wiley, LLC, for residential rehabilitation services for the Williams residence located at NW 13th Avenue with a total project cost not to exceed \\$168,142](#)

Presentation By: James Haynes

- 10f. [Approve the purchase of a 2500kVA ProLec transformer from Irby Utilities Inc. in the amount of \\$163,750](#)

Presentation By: Doug Peebles

- 10g. [Approve the purchase of various inventory items for Ocala Fiber Network from multiple vendors in an amount not to exceed \\$238,185](#)

Presentation By: Mel Poole

- 10h. [Approve additional expenditures under the piggyback agreement for the purchase of vehicle and non-vehicle accessories with Dana Safety Supply, Inc. for an increased aggregate expenditure amount of \\$445,630](#)

Presentation By: Joshua Sasso

- 10i. [Adopt Resolution 2024-24 approving an amendment to the Public Transportation Grant Agreement with the Florida Department of Transportation for design and construction of the north T-hangar access road in the amount of \\$675,000](#)

RES-2024-24

Presentation By: Matthew Grow

- 10j. [Adopt Budget Resolution 2024-134 amending the Fiscal Year 2023-24 budget to appropriate \\$675,000 in supplemental grant funding from the Florida Department of Transportation, and transfer \\$168,750 from the Airport reserve for contingencies account, for the design and construction of the north T-hangar access road in the amount of \\$843,750](#)

BR-2024-134

Presentation By: Matthew Grow

- 10k. [Adopt Resolution 2024-25 approving a Federal Aviation Administration Grant #3-12-0055-033-2024 for an Airport Master Plan Update in the amount of \\$838,862](#) **[RES-2024-25](#)**

Presentation By: Matthew Grow

- 10l. [Adopt Resolution 2024-26 approving Public Transportation Grant Agreement FM #454686-1-94-01 with the Florida Department of Transportation for Airport Master and Stormwater Plan Updates in the amount of \\$74,566](#) **[RES-2024-26](#)**

Presentation By: Matthew Grow

- 10m. [Adopt Budget Resolution 2024-135 amending the Fiscal Year 2023-24 budget to appropriate \\$838,862 in grant funding from the Federal Aviation Administration, \\$74,566 in grant funding from the Florida Department of Transportation, and transfer \\$18,642 from the Airport reserve for contingencies account for an Airport Master and Stormwater Plan update for a total amount of \\$932,070](#) **[BR-2024-135](#)**

Presentation By: Matthew Grow

- 10n. [Approve execution of a purchase and sale contract for the sale of 115 acres of non-aviation property at the Ocala International Airport to InSite Real Estate Investment Properties, LLC \(InSite\), in the amount of \\$12,075,000](#)

Presentation By: Matthew Grow

- 10o. [Approve a Third Amendment to the Contribution Agreement between the City and KAS, Ocala LLC concerning SW 44th Avenue](#)

Presentation By: Tye Chighizola

- 10p. [Vote for one applicant to be appointed to the Ocala Recreation Commission for an unexpired three-year term ending March 1, 2026](#)

Presentation By: Angel Jacobs

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**
16. **Public Comments**
17. **Informational Items and Calendaring Items**
17a. [Power Cost Adjustment Report - March 2024](#)

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

18. **Comments by Mayor**

19. **Comments by City Council Members**

20. **Adjournment**