



Ocala

City Council

Synopsis

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, May 7, 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

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

3. Public Notice

- **Public Notice for the May 7, 2024 City Council Regular Meeting was posted on April 2, 2024**

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.

RESULT: APPROVED THE CONSENT AGENDA

MOVER: James P. Hilty Sr

SECONDER: Ire J. Bethea Sr

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

- 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

- 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

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

- 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

Introduced By: Jay A. Musleh

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

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

- 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

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: James P. Hilty Sr

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

- 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

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

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

- 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

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Ire J. Bethea Sr

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

- 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

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

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

- 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

Presentation By: Endira Madraveren

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Ire J. Bethea Sr

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

- 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

RESULT: TABLED

- 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

Presentation By: Endira Madraveren

Motion to table 9g and 9h to the June 18, 2024 City Council meeting

RESULT: TABLED

MOVER: James P. Hilty Sr

SECONDER: Jay A. Musleh

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

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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

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

ABSENT: Mansfield

- 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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Ire J. Bethea Sr

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

ABSENT: Mansfield

- 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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

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

- 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

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Ire J. Bethea Sr

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

- 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

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Ire J. Bethea Sr

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

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

Presentation By: Doug Peebles

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: James P. Hilty Sr

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

ABSENT: Dreyer

- 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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: James P. Hilty Sr

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

ABSENT: Dreyer

- 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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Ire J. Bethea Sr

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

ABSENT: Dreyer

- 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

Presentation By: Matthew Grow

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: Ire J. Bethea Sr

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

ABSENT: Musleh

- 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

Presentation By: Matthew Grow

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

ABSENT: Musleh

- 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

Presentation By: Matthew Grow

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: James P. Hilty Sr

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

- 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
- Presentation By: Matthew Grow
- RESULT:** ADOPTED
- MOVER:** Jay A. Musleh
- SECONDER:** Kristen M. Dreyer
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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
- Presentation By: Matthew Grow
- RESULT:** ADOPTED
- MOVER:** James P. Hilty Sr
- SECONDER:** Ire J. Bethea Sr
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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
- RESULT:** POSTPONED
- 10o.** Approve a Third Amendment to the Contribution Agreement between the City and KAS, Ocala LLC concerning SW 44th Avenue
- Presentation By: Tye Chighizola
- RESULT:** APPROVED
- MOVER:** Ire J. Bethea Sr
- SECONDER:** James P. Hilty Sr
- AYE:** Dreyer, Bethea Sr, Hilty Sr, Musleh, and Mansfield
- 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
- Approve appointment of Christie Hicks to the Recreation Commission for an unexpired term ending March 1, 2026
- RESULT:** APPROVED
- MOVER:** Ire J. Bethea Sr
- SECONDER:** Jay A. Musleh

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

11. Internal Auditor's Report

12. City Manager's Report

- SE Traffic Study Workshop scheduled for Tuesday, May 28, 2024
- Request to schedule a joint workshop with Marion County at Fort King
- Emergency landing of aircraft update
- Symphony Under The Stars event

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

16. Public Comments

- John Elliot, 4550 SE 8th Street, expressed concern regarding City Council's actions
- Jimmy Gooding, spoke in support of City Council's actions
- Cathy Wyckoff, 2101 SW 42nd Court, requested City Council's assistance for two homeless individuals

17. Informational Items and Calendaring Items

17a. Power Cost Adjustment Report - March 2024

17b. Executed Contracts Under \$50,000

18. Comments by Mayor

- First "Workout with the Mayor" event update

19. Comments by City Council Members

- Council Member Musleh commented on an article regarding Council wages

20. Adjournment

Adjourned at 7:01 pm