



Ocala City Council Agenda - Final

Tuesday, December 20, 2022

Meeting Information

Location

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

<https://ocalafl.org/meetings>

Time

4:00 PM

Council Members

James P. Hilty Sr., Council President
Barry Mansfield, Pro Tem
Ire Bethea Sr.
Kristen Dreyer
Jay A. Musleh

Mayor

Reuben Kent Guinn

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: Operational excellence

Priority 4: Quality of place

WELCOME!

Citizens are encouraged to participate in City of Ocala meetings. Speaker cards should be filled out in advance and submitted to the City Clerk. 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 individual 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

- a. Opening Ceremony
 - 1. Invocation - Chaplain John Hanks
 - 2. Pledge of Allegiance
- b. Welcome and Roll Call
- c. New Employees
 - David Serrado - Engineering
 - Joseph DeMar - Water Resources
 - Anthony Gero - Water Resources
 - Brian Hoover - Water Resources
 - Shaneque McIntosh - Water Resources
 - Gabriella Sullivan - Water Resources

2. Public Notice**3. Proclamations & Awards****4. Presentations****4a.** [Affordable Housing Advisory Committee 2022 Annual Report](#)

Presentation By: James Haynes

5. Public Comments**6. Public Hearings****6a.** [Approve a Chapter 163/Concurrency Development Agreement to be entered into pursuant to Sections 163.3220 through 163.3243 Florida Statutes, between the City and Shands Teaching Hospital and Clinics, Inc. for property located adjacent to the east side of I-75 with frontage on US 27 and NW 35th Avenue Road. \(Parcels #21483-000-00, 21465-006-00, 21765-000-00, 21757-001-00, and 21757-000-00\), approximately 28.2 acres \(This is the second and final hearing of two public hearings. The first hearing was held Monday, December 12, 2022, with the Planning & Zoning Commission\). Request to postpone the second public hearing to the January 17, 2022, City Council meeting \(Case CDA22-45034\)](#)

Presentation By: Tye Chighizola

7. Second and Final Reading of Ordinances

(All are Public Hearings)

- 7a. [Adopt Ordinance 2023-22 to annex certain property located at the northeast corner of the intersection of SW College Road \(SR200\) and SW 43rd Court, approximately 2.72 acres. \(Case # ANX22-45000\) \(Quasi-Judicial\)](#)

Presentation By: Tye Chighizola

Introduced by: Barry Mansfield

- 7b. [Adopt Ordinance 2023-23 changing the land use category from Commercial \(County\) to Low Intensity \(City\) for property located at the northeast corner of the intersection of SW College Road \(SR200\) and SW 43rd Court, approximately 2.72 acres \(Case # LUC22-45001\)](#)

Presentation By: Tye Chighizola

Introduced by: Ire J. Bethea Sr

- 7c. [Adopt Ordinance 2023-24 concerning a rezoning from B-4, Regional Business \(County\), to B-2, Community Business \(City\), for property located at the northeast corner of the intersection of SW College Road \(SR200\) and SW 43rd Court, approximately 2.72 acres \(Case # ZON22-45002\) \(Quasi-Judicial\)](#)

Presentation By: Tye Chighizola

Introduced by: Jay A. Musleh

- 7d. [Adopt Ordinance 2023-25 concerning a rezoning from M-2, Medium Industrial, and B-4, General Business, to B-4, General Business, for property located at the southeastern corner of I-75 northbound and NW Blitchton Rd \(US HWY 27\), approximately 5.96 acres \(Case # ZON22-45003\) \(Quasi-Judicial\)](#)

Presentation By: Tye Chighizola

Introduced by: Kristen M. Dreyer

- 7e. [Adopt Ordinance 2023-26 concerning a rezoning from M-1, Light Industrial, to B-5, Wholesale Business, for property located at 2640 NW 10th Street; approximately 0.90 acres \(Case # ZON22-45004\) \(Quasi-Judicial\)](#)

Presentation By: Jeff Shrum

Introduced by: Barry Mansfield

8. General Business

- 8a. [Approve additional contract expenditure with The Notice Company, Inc. for class action notice and claims administration services in the amount of \\$275,000](#)

Presentation By: Emory Roberts

- 8b. [Approve a three-year contract for professional electric transmission design and engineering services with GAI Consultants, Inc. not to exceed \\$2,500,000](#)

Presentation By: Doug Peebles

- 8c. [Approve the purchase of electric revenue meters from Wesco Distribution, Inc. with an estimated inventory amount of \\$750,000](#)

Presentation By: Doug Peebles

- 8d. [Approve the purchase of ten \(10\) Grundfos pumps and parts from FJ Nugent and Associates, Inc., with an estimated annual expenditure of \\$300,000](#)

Presentation By: Sean Lanier

- 8e. [Approve contract for the construction of restrooms for the Fort King National Historic Landmark with Blackwater Construction Services, LLC, for a lump sum amount of \\$138,327](#)

Presentation By: Sean Lanier

- 8f. [Approve agreement with Kimley-Horn and Associates, Inc. for the provision of professional design services associated with the design of Water Treatment Plant No. 2 in an amount not to exceed \\$4,999,484](#)

Presentation By: Sean Lanier

- 8g. [Approve the 2021 Community Development Block Grant Consolidated Annual Performance Evaluation Report](#)

Presentation By: James Haynes

- 8h. [Approve a release agreement with Madison Oaks West, LLC, concerning certain requirements outlined in the City Redevelopment Agreement for Pine Oaks](#)

Presentation By: Aubrey Hale

- 8i. [Approve an Affordable Housing Incentive Fund disbursement to Madison Oaks West, LLC for an affordable housing project to be located at the West Oak Development on NW 21st Avenue in an amount not to exceed \\$210,900](#)

Presentation By: Aubrey Hale

- 8j. [Approve an Economic Investment Program Agreement with Interstate Trailer Plus, LLC providing incentives in an amount not to exceed \\$300,000](#)

Presentation By: Aubrey Hale

- 8k. [Adopt Budget Resolution 2023-113 amending the Fiscal Year 2022-2023 budget to appropriate funds for an affordable housing incentive fund disbursement to Silver Point Ltd., in the amount of \\$200,000](#)

BR-2023-113

Presentation By: Tammi Haslam

- 8l. [Approve the Fiscal Year 2023-2024 tentative budget calendar](#)

Presentation By: Tammi Haslam

- 8m. [Approve three-year contract with Blue Line Innovations, LLC, for law enforcement uniforms in the amount of \\$154,125](#)

Presentation By: Michael Balken

9. 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.

- 9a. [Approve one-year renewal of the Connexo NetSense Service Maintenance Agreement with Honeywell in the amount of \\$62,100](#)

Presentation By: Doug Peebles

- 9b. [Approve request from Greater New Bethel Missionary Baptist Church of Ocala, Inc., for waiver of application fees not exceeding \\$3000 for Special Exception approval and related site permitting fees for building addition at 612 NW 4th Place.](#)

Presentation By: Patricia Z. Hitchcock

- 9c. [Adopt Budget Resolution 2023-114 amending the Fiscal Year 2022-2023 budget to support additional expenditures for the fire fee reimbursement process through a transfer from the General Fund Reserve for Contingencies account totaling \\$275,000](#)

BR-2023-114

Presentation By: Tammi Haslam

- 9d. [Adopt Budget Resolution 2023-115 amending the Fiscal Year 2022-2023 budget to accept and appropriate funds from the Bureau of Justice Assistance to reimburse expenses relating to the Bulletproof Vest Partnership Program totaling \\$23,025](#)

BR-2023-115

Presentation By: Tammi Haslam

- 9e. [Adopt Budget Resolution 2023-116 amending the Fiscal Year 2022-2023 budget to accept and appropriate Victims of Crime Act Grant funds received from the State of Florida, Office of the Attorney General in the amount of \\$65,825](#) **BR-2023-116**

Presentation By: Tammi Haslam

- 9f. [Approve an increase in contract expenditure for the Construction Services Agreement for 9-1-1 Dispatch Center Renovation with Blackwater Construction Services, LLC, in the amount of \\$54,219](#)

Presentation By: Michael Balken

- 9g. [Approve contract with Teer Engineering, LLC, to replace the audio-visual equipment in the training auditorium at the Ocala Police Department in the amount of \\$68,504](#)

Presentation By: Michael Balken

- 9h. [Accept the Financial Review Committee memorandum for City Redevelopment Agreement for the Forge at Madison Commons, LLC](#)

Presentation By: Aubrey Hale

- 9i. [November 2022 outside city attorney invoices for general city business legal services in the amount of \\$3,608.25 and for risk management-related legal services in the amount of \\$25,901.50](#)

Presentation By: Will Sexton

10. Consent Agenda Items Held for Discussion

Should any items be removed from the Consent Agenda for discussion, they will be discussed at this time.

11. Introduction and First Reading of Ordinances - None
(Second and Final Reading)

12. Internal Auditor's Report - None

13. City Manager's Report

14. Police and Fire Department Report

15. Mayor's Report

16. City Attorney's Report

17. Informational Items

17a. Calendaring Items

17b. Comments by Mayor

17c. Comments by Council Members

17d. Informational

17d1. [Monthly Budget to Actual Report as of October 31, 2022 and Capital Improvement Project Status Report](#)

17d2. [Inform the Ocala City Council and local community of the Ocala Police Department's intent to request controlled property items from the Law Enforcement Support Office](#)

Presentation By: Michael Balken

17d3. [Executed Contracts Under \\$50,000](#)

18. **Adjournment**