



Ocala City Council Agenda - **Revised** Tuesday, September 5, 2023

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: Engaged workforce
Priority 4: Operational excellence
Priority 5: 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.

Revised 9/1/23: Updated 8e & 9b, added 9l.**1. Call to Order**

- a. Opening Ceremony
 - 1. Invocation
 - 2. Pledge of Allegiance
- b. Welcome and Roll Call

2. Public Notice**3. Proclamations & Awards**

- 3a. [Constitution Week Proclamation will be presented to The Daughters of the American Revolution Regent, Renee Coventry; 2nd Vice-Regent, Dr. Sandra Jablonski; Treasurer, Kathie Radcliffe; Chaplain, Maryellen Yamamoto; and Constitution Week Chair, Elizabeth Coleman](#)

4. Presentations**5. Public Comments****6. Public Hearings**

Note: Items 6e through 6h will be heard at 5:05pm or soon thereafter.

- 6a. [Approve the sale of beer and wine for off-premise consumption for 7-Eleven Inc d/b/a 7-Eleven #41941H located at 2655 SW 42nd Street \(Quasi-Judicial\)](#)

Presentation By: Patricia Hitchcock

- 6b. [Adopt Resolution 2023-36 to abrogate the portion of SW 13th Street between South Pine Avenue and SW Third Avenue and a 12-foot-wide alley running south of said portion of SW 13th Street to SW 14th Street, approximately 0.36 acres, subject to reservation of easements \(Case ABR23-45262\) \(Quasi-Judicial\)](#)

Presentation By: Patricia Hitchcock

RES-2023-36

- 6c. [Adopt Resolution 2023-37 clarifying the address \(1781 SW 60th Avenue\) for a cardroom operated by the Ocala Breeders' Sales Company](#)

Presentation By: Tye Chighizola

RES-2023-37

- 6d. [Adopt the 2023-2026 Title VI update concerning SunTran](#)

Presentation By: Tye Chighizola

- 6e. [Adopt Budget Resolution 2023-160 establishing the tentative Fiscal Year 2023-2024 millage rates for the Downtown Development Districts at the current rates of 1.7185 \(District A\), 1.6332 \(District B\) and 1.4699 \(District C\)](#) [**BR-2023-160**](#)

Presentation By: Tammi Haslam

- 6f. [Adopt Budget Resolution 2023-161 for the tentative Fiscal Year 2023-2024 budget for the Downtown Development fund in the amount of \\$339,474](#) [**BR-2023-161**](#)

Presentation By: Tammi Haslam

- 6g. [Adopt Budget Resolution 2023-162 establishing the tentative Fiscal Year 2023-2024 millage rate for the City of Ocala at the current rate of 6.6177](#) [**BR-2023-162**](#)

Presentation By: Tammi Haslam

- 6h. [Adopt Budget Resolution 2023-163 for the tentative Fiscal Year 2023-2024 budget for the City of Ocala in the amount of \\$1,000,397,742](#) [**BR-2023-163**](#)

Presentation By: Tammi Haslam

7. Second and Final Reading of Ordinances

(All are Public Hearings)

- 7a. [Adopt Ordinance 2023-57 adding Chapter 14 \(Animal Control\) to the Code of Ordinances by adopting Chapter 4 of the Marion County Code as the applicable animal control and enforcement code provisions \(Case No. COD23-45297\)](#)

Presentation By: Tye Chighizola

Introduced by: Kristen M. Dreyer

- 7b. [Adopt Ordinance 2023-58 to rezone from B-4, General Business, and M-1, Light Industrial, to M-1, Light Industrial, for property located in the 1800 block of US Highway 27, approximately 2 acres \(Case No. ZON23-45220\) \(Quasi-Judicial\)](#)

Presentation By: Patricia Hitchcock

Introduced by: Ire J. Bethea Sr

8. General Business

- 8a.** [Approve the Collective Bargaining Agreement with the International Association of Firefighters Local 2135, Firefighter & Officer Bargaining Unit, for the period of October 1, 2023 through September 30, 2026](#)

Presentation By: Chris Watt

- 8b.** [Consider a twelfth amendment to the Acquisition and Redevelopment Agreement for Mixed-Use Development \(Hilton Garden Inn\)](#)

Presentation By: Aubrey Hale

- 8c.** [Adopt Budget Resolution 2023-164 amending the Fiscal Year 2022-2023 budget to accept and appropriate funding from the Federal Transit Administration in the amount of \\$1,891,824 and \\$188,000 in program income to support SunTran for a total amount of \\$2,079,824](#)

BR-2023-164

Presentation By: Tammi Haslam

- 8d.** [Approve additional funds required on contract for transformer supply and delivery services with Gresco Supply, Inc. in the estimated amount of \\$2,677,562](#)

Presentation By: Doug Peebles

- 8e.** [Approve three-year renewal with Premise Health Employer Solutions, LLC for the continued provision of an on-site health and wellness center for City employees, retirees, and dependents in the amount of \\$4,090,087.](#)

Presentation By: Devan Kikendall

- 8f.** [Approve the purchases of various public safety information technology software annual licenses and renewals in an amount not to exceed \\$147,915](#)

Presentation By: Michael Balken

- 8g.** [Approve appointment of one member to the Board of Adjustment to an unexpired four-year term ending March 1, 2024](#)

Presentation By: Angel Jacobs

- 8h.** [Approve appointment of one member to the Ocala Historic Preservation Advisory Board to an unexpired three-year term ending March 1, 2025](#)

Presentation By: Angel Jacobs

- 8i. [Approve appointment of one member to the Municipal Code Enforcement Board as an alternate](#)

Presentation By: Angel Jacobs

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. [Adopt Budget Resolution 2023-165 amending the Fiscal Year 2022-2023 budget to appropriate grant funding from the Florida Department of Transportation in the amount of \\$36,920](#) **[BR-2023-165](#)**

Presentation By: Tammi Haslam

- 9b. [Adopt Budget Resolution 2023-166 amending the Fiscal Year 2022-2023 budget to appropriate funds from the American Public Power Association in the amount of \\$66,545](#) **[BR-2023-166](#)**

Presentation By: Tammi Haslam

- 9c. [Approve agreement with the Florida Department of Transportation State Safety Office and the University of Florida Institute of Police Technology Management for the Florida Bicycle Pedestrian High Visibility Enforcement Initiative totaling up to \\$36,920](#)

Presentation By: Michael Balken

- 9d. [Adopt Resolution 2023-38 approving the City of Ocala's State Housing Initiatives Partnership \(SHIP\) Annual Report for program closeout year 2020-2021](#) **[RES-2023-38](#)**

Presentation By: James Haynes

- 9e. [Approve Labor Attorney invoices for July 2023 in the amount of \\$290](#)

Presentation By: Devan Kikendall

- 9f. [Approve the Cala Hills Tract J Conceptual Subdivision Plan \(SUB23-45110\)](#)

Presentation By: Patricia Hitchcock

- 9g. [Approve the Carson's Place PH 1 Conceptual Subdivision Plan \(SUB22-45024\) located on NE 28th Street between Northeast 19th Avenue and Northeast 24th Avenue](#)

Presentation By: Patricia Hitchcock

- 9h. [Approve the RTG Ocala Final Plat \(SUB22-44870\) for property located in the 2800 block of SW College Road](#)

Presentation By: Patricia Hitchcock

- 9i. [Approve the purchase of software-defined network switches from Schweitzer Engineering Laboratories in the amount of \\$66,545](#)

Presentation By: Christopher Ramos

- 9j. [Approve appointment of Wanda Adams to the Recreation Commission for an unexpired three-year term ending March 1, 2025](#)

Presentation By: Angel Jacobs

- 9k. [Approve City Council meeting minutes from August 15, 2023](#)

Presentation By: Angel Jacobs

- 9l. [Approve assignment of airport terminal office lease from Jet Genius Florida Holdings, Inc. to JetLevel Aviation LLC \(AIR# 230698\)](#)

Presentation By: Matthew Grow

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

(Second and Final Reading - September 19, 2023)

- 11a. [Introduce Ordinance 2023-59 amending the Code of Ordinances Subsection 122-244\(b\) \(District Criteria Chart\) concerning the zoning districts allowed under the future land use classifications \(Case COD23-45170\)](#) [**ORD-2023-59**](#)

- 11b. [Introduce Ordinance 2023-60 to rezone from OP, Office Park, and O-1, Office, to OP, Office Park, for property located approximately 520-feet southeast of the intersection of SE Maricamp Road and SE 25th Avenue \(Parcel 29509-000-27\), approximately 5.14 acres \(Case No. ZON23-45222\) \(Quasi-Judicial\)](#) [**ORD-2023-60**](#)

- 11c. [Introduce Ordinance 2023-61 concerning a rezoning from M-1, Light Industrial, to M-2, Medium Industrial, for a portion of the property located in the 3000 block of NE 36th Avenue, between NE 25th Street and NE 33rd Street \(Parcel 24236-000-00\), approximately 2.12 acres \(Case ZON23-45261\) \(Quasi-Judicial\)](#) [**ORD-2023-61**](#)

- 11d. [Introduce Ordinance 2023-62 to amend the future land use designation from Neighborhood and Low Intensity to Low Intensity for property located at 2199 NW 10th Street, approximately 4.84 acres \(Case LUC23-45252\)](#) [**ORD-2023-62**](#)
- 11e. [Introduce Ordinance 2023-63 to amend the future land use designation from Neighborhood and Low Intensity to Low Intensity for property located at 2191 NW 10th Street and the property located directly to the east, approximately 8.6 acres \(Case LUC23-45253\)](#) [**ORD-2023-63**](#)
- 12. **Internal Auditor's Report - None**
- 13. **City Manager's Report**
 - 13a. [Proposed 2024 state legislative priorities](#)
 - 13b. [Hurricane Idalia Update](#)
- 14. **Police and Fire Department Report**
- 15. **Mayor's Report**
- 16. **City Attorney's Report**
- 17. **Informational Items**
 - 17a. Calendaring Items
 - Special City Council Meeting to discuss FY 23/24 Fire Assessment rates - Tuesday, September 12, 2023 at 5:00pm - Council Chambers
 - City Council Workshop: Strategic Planning Session Updates - Tuesday, September 26, 2023 at 12:00pm - Council Chambers
 - 17b. Comments by Mayor
 - 17c. Comments by Council Members
 - 17d. Informational
 - 17d1. [Monthly budget to actual report and Capital Improvement Project status report as of July 31, 2023](#)
 - 17d2. [Executed Contracts Under \\$50,000](#)
 - 17d3. [Power Cost Adjustment Report - July 2023](#)
- 18. **Adjournment**