



Ocala City Council Agenda - Final

Tuesday, December 19, 2023

Meeting Information

Location

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

<https://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. 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 Tony Clayton
 - 2. Pledge of Allegiance
- b. Welcome and Roll Call
- c. New Employees
 - Reginaldo Butler, Electric Utility
 - Kimberly Foster, Electric Utility
 - Kik Koppitch, Electric Utility
 - Jack Conley, Water Resources

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

- 3a. [Service Award - Joseph Talley - Ocala Fire Rescue - 25 Years of Service](#)
- 3b. [Service Award - Major Steven Cuppy - Ocala Police Department - 30 Years of Service](#)

4. Presentations

- 4a. [Presentation to Former Mayor Kent Guinn from Lilly Baron, President of the Society for the Prevention of Cruelty to Animals of Ocala](#)
- 4b. [Former Mayor Kent Guinn - outgoing remarks, gifts to City Council](#)
- 4c. [Presentation to Former Mayor Kent Guinn from Mayor Ben Marciano](#)
- 4d. [Affordable Housing Advisory Committee 2023 Annual Report](#)

Presentation By: James Haynes

5. Public Comments**6. Public Hearings**

- 6a. [Approve on-premise consumption of beer and wine for a bottle club, or bring your own beverage, for DLM's DIY, Inc d/b/a AR Workshop Ocala, located at 2431 SW 27th Ave, Suite 13 \(Quasi-Judicial\)](#)

Presentation By: Jeff Shrum

- 6b. [Approve on-premise consumption for the sale of beer, wine, and liquor for 18 South, LLC d/b/a 18 South located at 18 South Magnolia Avenue \(Quasi-Judicial\)](#)

Presentation By: Jeff Shrum

- 6c. [Adopt Ordinance 2024-1 to rezone from PUD-0, Planned Unit Development, to PD, Planned Development for property located at the northwest corner of SE 24th Road and SE 31st Street \(Parcel 29851-000-00\), approximately 14.15 acres \(PD23-45098\) \(Quasi-Judicial\) - Postponed from the October 17 and November 7, 2023, City Council meetings](#)

Presentation By: Aubrey Hale

Introduced by: Ire J. Bethea Sr

- 6d. [Adopt Resolution 2024-2 concerning a PD, Planned Development, including PD standards for property located at the northwest corner of SE 24th Road and SE 31st Street \(Parcel 29851-000-00\) \(Case No. PD23-45098\) \(Quasi-Judicial\) - Postponed from the October 17 and November 7, 2023, City Council meetings](#)

Presentation By: Aubrey Hale

- 6e. [Approve a developer's agreement with Impact Development Partners, LLC](#)

Presentation By: Aubrey Hale

7. **Second and Final Reading of Ordinances**

(All are Public Hearings)

- 7a. [Adopt Ordinance 2024-9 to amend the future land use designation from Medium Intensity/Special District to Public, for property located in the 2500 block of NW Martin Luther King Jr Avenue \(Parcel 21448-001-00\); approximately 18.76 acres](#)

Presentation By: Emily Johnson

Introduced by: Jay A. Musleh

- 7b. [Adopt Ordinance 2024-10 to rezone from R-1, Single-Family Residential, and M-2, Medium Industrial, to G-U, Governmental Use, for property located in the 2500 block of NW Martin Luther King Jr. Avenue \(Parcel 21448-001-00\); approximately 18.76 acres \(Quasi-Judicial\)](#)

Presentation By: Emily Johnson

Introduced by: Ire J. Bethea Sr

8. **General Business**

- 8a. [Approve the purchase of 15 R-Mag circuit breakers for various substations from WESCO Distribution in the amount of \\$603,303](#)

Presentation By: Doug Peebles

- 8b. [Approve the Territorial Agreement between the City of Ocala and Sumter Electric Cooperative, Inc.](#)

Presentation By: Doug Peebles

- 8c. [Adopt Budget Resolution 2024-117 amending the Fiscal Year 2023-24 budget to accept and appropriate 2023-2024 State Housing Initiatives Partnership \(SHIP\) grant funding in the amount of \\$461,713](#)

BR-2024-117

Presentation By: Tammi Haslam

- 8d. [Adopt Budget Resolution 2024-118 amending the Fiscal Year 2023-24 budget to appropriate funds from the Building Fund Reserve for building-related expenses in the amount of \\$260,469](#)

BR-2024-118

Presentation By: Tammi Haslam

- 8e. [Approve a one-year renewal with Oracle America, Inc. for the NetSuite hosting of GovSense software in the cloud for \\$275,052](#)

Presentation By: Christopher Ramos

- 8f. [Approve one-year renewal with GovSense, LLC for software maintenance and support in the amount of \\$68,157](#)

Presentation By: Christopher Ramos

- 8g. [Approve Agreement No. LPA0596 between the Florida Department of Environmental Protection and City of Ocala for the Ocala Force Main Construction Project in the amount of \\$500,000](#)

Presentation By: Sean Lanier

- 8h. [Approve a property exchange agreement between the City and Friends Recycling, LLC](#)

Presentation By: Tye Chighizola

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 Resolution 2024-3 authorizing the City Manager to execute a Highway Maintenance Memorandum of Agreement with the Florida Department of Transportation for the maintenance of East State Road 40 medians](#)

RES-2024-3

Presentation By: Darren Park

- 9b. [Approve a three-year Highway Maintenance Memorandum of Agreement with the Florida Department of Transportation for maintenance of medians on East State Road 40 by the City of Ocala for revenue totaling \\$60,975](#)

Presentation By: Darren Park

- 9c. [Approve the 2022 Community Development Block Grant Consolidated Annual Performance Evaluation Report](#)

Presentation By: James Haynes

- 9d. [Approve the one-year service maintenance agreement renewal for Honeywell Process Solutions \(formally Connexo NetSense\) in the amount of \\$63,481](#)

Presentation By: Doug Peebles

- 9e. [Approve the release of the Temporary Construction Easement on Marion County Parcel # 2782-025-011](#)

Presentation By: Tracy Taylor

- 9f. [Approve the partial release of an Electric Utility Easement located on Marion County Parcel #13538-002-00](#)

Presentation By: Tracy Taylor

- 9g. [Approve the West Oak Phase 1 Final Plat & Developer's Agreement, SUB22-4949, subject to legal review](#)

Presentation By: Aubrey Hale

- 9h. [Approve West Oak Phase 2 Residential Final Plat and Developer's Agreement, SUB23-45323, subject to legal review](#)

Presentation By: Aubrey Hale

- 9i. [Approve the purchase of two sets of battery-powered extrication equipment from North America Fire Equipment Co. Inc. \(NAFECO\) in the amount of \\$87,742](#)

Presentation By: Clint Welborn

- 9j. [Adopt Resolution 2024-7 approving a License Agreement with the Florida Department of Transportation for improvements within City rights-of-way for Financial Project Number 439234-1-52-01](#)

Presentation By: Sean Lanier

RES-2024-7

- 9k. [Adopt Budget Resolution 2024-119 amending the Fiscal Year 2023-24 budget to accept and appropriate program income for the City of Ocala's HOME Investment Partnership Program grant in the amount of \\$13,853](#) [BR-2024-119](#)

Presentation By: Tammi Haslam

- 9l. [Adopt Budget Resolution 2024-120 appropriating funds from the Florida Department of Environmental Protection for the Ocala Force Main Construction Project in the amount of \\$500,000](#) [BR-2024-120](#)

Presentation By: Tammi Haslam

- 9m. [Adopt Budget Resolution 2024-121 amending the Fiscal Year 2023-24 budget to accept and appropriate the City of Ocala's Emergency Solutions Grant \(ESG\) Program funding for outreach services in the amount of \\$105,000](#) [BR-2024-121](#)

Presentation By: Tammi Haslam

- 9n. [Outside Counsel Invoices – November, 2023](#)

Presentation By: William E. Sexton

- 9o. [Approve City Council meeting minutes from December 5, 2023](#)

Presentation By: Angel Jacobs

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 - January 2, 2024)

- 11a. [Introduce Ordinance 2024-11 to adopt the Water Supply Facilities Work Plan; amend the City of Ocala Comprehensive Plan to incorporate the Water Supply Facilities Work Plan by reference; and amend associated goals, objectives, and policies \(CPTA23-45291\)](#) [ORD-2024-11](#)

- 11b. [Introduce Ordinance 2024-12 revising Section 43-87\(b\)\(3\) of the Code of Ordinances to provide that participants in the City of Ocala General Employees' Deferred Retirement Option Plan \(DROP\) may participate in the plan for a period not to exceed 96 months](#) [ORD-2024-12](#)

- 11c. [Introduce Ordinance 2024-13 revising Section 70-685\(a\) of the Code of Ordinances concerning the procedure for the maintenance and refund of residential utility service deposits](#) [ORD-2024-13](#)

12. Internal Auditor's Report - None

13. City Manager's Report

13a. City Council committee assignments

14. Police and Fire Department Report

15. Mayor's Report

16. City Attorney's Report

16a. [Approve Settlement in the matter of Goff v. City of Ocala, Florida with a proposed settlement amount of \\$95,000](#)

16b. [Discussion of potential adjustments to City Council agenda items and organization](#)

17. Informational Items

17a. Calendaring Items

- City offices closed Monday, December 25 and Tuesday, December 26 in observance of the Christmas holiday
- City offices closed Monday, January 1, 2024, in observance of New Year's Day
- City offices closed Monday, January 15, 2024, in observance of Dr. Martin Luther King Day Holiday

17b. Comments by Mayor

17c. Comments by Council Members

17d. Informational

17d1. [Executed Contracts Under \\$50,000](#)

17d2. [Treasury Cash and Investment Report for the quarter ending September 30, 2023](#)

18. Adjournment