



Ocala City Council Agenda - Final

Tuesday, August 15, 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.

1. Call to Order

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

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

- 3a. [Service Award - Sergeant Jon McDonald - Ocala Police Department - 15 Years of Service](#)
- 3b. [Service Award - Sergeant David Rodriguez - Ocala Police Department - 15 Years of Service](#)
- 3c. [Service Award - Detective Mary Williams - Ocala Police Department - 20 Years of Service](#)
- 3d. [Service Award - Darren Park - Director of Public Works - 20 Years of Service](#)
- 3e. [Service Award - Tyrone Sylvester Green - Public Works - 25 Years of Service](#)
- 3f. [Service Award - Lieutenant Eric Hooper - Ocala Police Department - 25 Years of Service](#)
- 3g. [Service Award - Sergeant Shawn Minucci - Ocala Police Department - 25 Years of Service](#)
- 3h. [Service Award - Sergeant Dan Wright - Ocala Police Department - 25 Years of Service](#)
- 3i. [Service Award - Fire Chief Clint Welborn - Ocala Fire Rescue - 25 Years of Service](#)
- 3j. [Service Award - Battalion Chief Larry Doerffel - Ocala Fire Rescue - 35 Years of Service](#)

4. Presentations**5. Public Comments**

6. Public Hearings

- 6a. [Adopt Ordinance 2023-54 to amend the future land use designation from Public to Medium Intensity/Special District for approximately 5.83 acres of property located on the south side of NW 35th Street in the 2100-2400 block \(currently a water retention area\) \(Case No. LUC23-45236\)](#)

Presentation By: Patricia Hitchcock

Introduced by: Ire J. Bethea Sr

- 6b. [Adopt Ordinance 2023-55 to rezone from GU, Governmental Use, to PD, Planned Development, property located on the south side of NW 35th Street in the 2100-2400 block \(currently a water retention area\), approximately 5.83 acres \(Case No. PD23-45234\) \(Quasi-Judicial\)](#)

Presentation By: Patricia Hitchcock

Introduced by: Jay A. Musleh

- 6c. [Adopt Resolution 2023-35 approving the First Amendment to the West Oak Planned Development PD plan and PD design standards for approximately 198.80 acres of property located south of NW 35th Street, east of NW 27th Avenue, north of NW 21st Street, and west of railroad \(Case No. PD23-45234\) \(Quasi-Judicial\)](#)

RES-2023-35

Presentation By: Patricia Hitchcock

7. Second and Final Reading of Ordinances

(All are Public Hearings)

- 7a. [Adopt Ordinance 2023-53 revising Article VIII - Sections 66-191 through 66-197 of the Code of Ordinances concerning the operation of golf carts \(Case No. COD23-45296\)](#)

Presentation By: Tye Chighizola

Introduced by: Kristen M. Dreyer

- 7b. [Adopt Ordinance 2023-56 to amend Section 122-910 for multi-family dwellings to be permitted to develop based on maximum intensity \(Floor Area Ratio\) rather than maximum density in Shopping Centers \(Case No. COD23-45198\)](#)

Presentation By: Emily Johnson

Introduced by: Barry Mansfield

8. General Business

- 8a. [Adopt Budget Resolution 2023-155 amending the Fiscal Year 2022-2023 budget to accept and appropriate 2023-2024 State Housing Initiatives Partnership \(SHIP\) grant funding in the amount of \\$285,406](#) **[BR-2023-155](#)**

Presentation By: Tammi Haslam

- 8b. [Approve the purchase of FususOne software and other public safety information technology equipment for the Real Time Crime Center from Pileum Corporation in an amount not to exceed \\$235,000](#)

Presentation By: Michael Balken

- 8c. [Approve contract for roof system repairs at the E.D. Croskey Recreational Center with Marion/Service Roofing & Sheet Metal Co. in an amount not to exceed \\$198,860](#)

Presentation By: John King

- 8d. [Approve award of development opportunity ITN#GRM/210512 and redevelopment agreement with D & S Development, LLC to construct affordable housing units on properties located in the West Ocala CRA subarea.](#)

Presentation By: Aubrey Hale

- 8e. [Approve a lease with DOMACH, LLC for the City to manage the parking lot at 210 W. Silver Springs Blvd. for fourteen months at \\$2,500 per month](#)

Presentation By: Tye Chighizola

- 8f. [Approve a five-year contract with CentralSquare Technologies, LLC, to upgrade and migrate to the cloud, permitting software \(Community Development, formerly known as TRAKiT\) with an estimated expenditure amount of \\$954,792](#)

Presentation By: Tye Chighizola

- 8g. [Approve a one-year renewal of the CentralSquare asset management and workorder software, Lucity, with ongoing maintenance costs with an estimated expenditure amount of \\$107,142](#)

Presentation By: Christopher Ramos

- 8h. [Approve one-year renewal of contract with Tyler Technologies for the City's financial and human resource enterprise software, Munis, and ongoing maintenance costs with an estimated expenditure amount of \\$335,945](#)

Presentation By: Christopher Ramos

- 8i. [Approve the purchase of two autotransformers from PTI Transformers, Inc. in an amount not to exceed \\$8,070,340](#)

Presentation By: Doug Peebles

- 8j. [Approve the purchase of inventory items for Ocala Electric Utility awarded to multiple vendors in the amount of \\$769,677](#)

Presentation By: Doug Peebles

- 8k. [Approve the purchase of inventory items for Ocala Fiber Network awarded to multiple vendors in an amount not to exceed \\$106,911](#)

Presentation By: Mel Poole

- 8l. [Approve the Fiscal Year 2023-2024 property, casualty, liability, and workers' compensation insurance premiums and authorize the HR/Risk Management Director to execute the corresponding insurance policy applications with a projected expenditure of \\$2,676,385](#)

Presentation By: Devan Kikendall

- 8m. [Approve a one-year renewal with HM Insurance Group to provide stop loss insurance for the City's self-insured health plan with an expenditure of \\$2,029,699](#)

Presentation By: Devan Kikendall

- 8n. [Approve contract amendment for a two-year renewal with ElectRx and Health Solutions, LLC for an employee prescription drug supply program](#)

Presentation By: Devan Kikendall

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 2023-156 accepting a donation from the Greg Graham Legacy Foundation to Ocala Fire Rescue for firefighter recruitment scholarships in the amount of \\$8,000](#)

BR-2023-156

Presentation By: Tammi Haslam

- 9b. [Adopt Budget Resolution 2023-157 amending the Fiscal Year 2022-2023 budget to appropriate additional funding to purchase public safety information technology equipment and annual software licenses in the amount of \\$185,000](#)

BR-2023-157

Presentation By: Tammi Haslam

- 9c. [Adopt Budget Resolution 2023-158 amending the Fiscal Year 2022-2023 budget to appropriate funds from the Reserve for Building Fund to purchase permitting software \(Community Development, formerly known as TRAKiT\) in the amount of \\$336,139](#) **BR-2023-158**

Presentation By: Tammi Haslam

- 9d. [Adopt Budget Resolution 2023-159 amending the Fiscal Year 2022-2023 budget to appropriate Challenge grant funds from Marion County for the Marion County Continuum of Care totaling \\$52,000](#) **BR-2023-159**

Presentation By: Tammi Haslam

- 9e. [Approve the release of an Electric Easement that encumbers Marion County Parcel #23731-000-00, Rooms To Go](#)

Presentation By: Tracy Taylor

- 9f. [Approve a release of Electric Easement that encumbers Marion County Parcel #23738-000-00](#)

Presentation By: Tracy Taylor

- 9g. [Approve Marion County standard professional services agreement for the 2023-2024 Challenge Grant totaling \\$52,000](#)

Presentation By: James Haynes

- 9h. [Approve a new construction grant program for the Community Redevelopment Areas](#)

Presentation By: Aubrey Hale

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

Presentation By: Devan Kikendall

- 9j. [Outside Counsel Invoices – July, 2023](#)

Presentation By: William E. Sexton

- 9k. [Approve Regular City Council Meeting minutes from August 1, 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 - September 5, 2023)

11a. [Introduce 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 \(Case No. COD23-45297\)](#) **[ORD-2023-57](#)**

11b. [Introduce 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 \(Case No. ZON23-45220\)\(Quasi-Judicial\)](#) **[ORD-2023-58](#)**

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

- City Council Workshop - Proposed FY 23/24 Annual Budget - Tuesday, August 22, 2023 - 12:00pm - Council Chambers

- Labor Day Holiday - City Offices Closed - Monday, September 4, 2023

- Public Hearing to Discuss FY23/24 Fire Assessment rates - Tuesday, September 12, 2023 - 5:00pm - Council Chambers

17b. Comments by Mayor

17c. Comments by Council Members

17d. Informational

17d1. [Power Cost Adjustment Report - June 2023](#)

17d2. [Executed Contracts Under \\$50,000](#)

18. Adjournment