



Ocala City Council Agenda - Final

Tuesday, August 1, 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
 - Michael Brown, Growth Management
 - James Dorsey, Growth Management
 - Joshua Hamblen, Growth Management

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

- 3a. [Service Award - Wesley Fleming - Ocala Electric Utility - 15 Years of Service](#)

4. Presentations

- 4a. [FMPA PowerPoint Slides](#)

Presentation By: Council President Hilty

- 4b. [Stephen Shiver and Sarah Suskey with the Advocacy Group will be presenting the "2023 Florida Legislative Session Recap."](#)

5. Public Comments**6. Public Hearings - None****7. Second and Final Reading of Ordinances**

(All are Public Hearings)

- 7a. [Adopt Ordinance 2023-51 concerning a zoning change from B-1A, Limited Neighborhood Business, to R-3, Multi-Family Residential, for a property located at the SE corner of the intersection of SW 12th Street and SW Sixth Avenue, approximately 0.29 acres \(ZON23-45189\) \(Quasi-Judicial\)](#)

Presentation By: Emily Johnson

Introduced by: Ire J. Bethea Sr

- 7b. [Adopt Ordinance 2023-52 to amend the supplementary regulations for daycare facility play areas, to accommodate indoor play areas for licensed urban childcare facilities \(COD23-45175\)](#)

Presentation By: Emily Johnson

Introduced by: Kristen M. Dreyer

8. General Business

- 8a. [Approve a three-year contract with Tyndale Enterprises, Inc. to provide a managed uniform program for Ocala Electric Utility and Ocala Fiber Network with an estimated aggregate expenditure of \\$340,000](#)

Presentation By: Doug Peebles

- 8b. [Approve the use of multiple cooperative purchasing agreements for the purchase of 22 vehicles for the Electric and Public Works Departments in an amount not to exceed \\$2,533,689](#)

Presentation By: John King

- 8c. [Approve the purchase and installation of pool slide replacements from Natural Structures for Jervey Gantt Aquatic Fun Center and the Hampton Aquatic Center in the amount of \\$303,273](#)

Presentation By: John King

- 8d. [Approve additional expenditures under contract for warehouse inventory software and equipment with Barcode and Mobile Inventory Systems Group in an amount not to exceed \\$100,000](#)

Presentation By: Christopher Ramos

- 8e. [Approve two-year renewal of piggyback agreement with Municipal Equipment Company, LLC, for fire equipment and supplies in an amount not to exceed \\$90,000](#)

Presentation By: Clint Welborn

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 a Developer's Agreement between the City of Ocala and MHC Spanish Oaks, LLC to connect Spanish Oaks subdivision to the City of Ocala's centralized wastewater service](#)

Presentation By: Sean Lanier

- 9b. [Approve a Memorandum of Understanding with the School Board of Marion County, Florida for its use of the City's Aquatic Fun Centers for swim team practices and swim meets with a projected annual revenue of \\$4,500](#)

Presentation By: John Spencer

- 9c. [Approve a sign location lease with The Lamar Companies](#)

Presentation By: Tracy Taylor

- 9d. [Adopt Budget Resolution 2023-153 amending the Fiscal Year 2022-2023 budget to appropriate funds from the General Fund Reserve for Projects account for a change order with Geo-Technologies Inc. in the amount of \\$10,444](#) **[BR-2023-153](#)**

Presentation By: Tammi Haslam

- 9e. [Adopt Budget Resolution 2023-154 amending the Fiscal Year 2022-2023 budget to transfer funds from Reserve for Contingency accounts for the Electric and Public Works departments to purchase vehicles in the amount of \\$2,533,689](#) **[BR-2023-154](#)**

Presentation By: Tammi Haslam

- 9f. [Approve additional expenditures on a contract for commercial pool pump service and repairs with Pitsch Plumbing Service, Inc., for an increased aggregate expenditure amount of \\$78,000](#)

Presentation By: Preston Pooser

- 9g. [Approve a Utility Easement granted to Peoples Gas Systems, Inc.](#)

Presentation By: John King

- 9h. [Approve reappointment of Brian Cretul to the Police Officers' Retirement System Board of Trustees for a new two-year term ending August 6, 2025](#)

Presentation By: Angel Jacobs

- 9i. [Approve Minutes from July 18, 2023 City Council meeting](#)

Presentation By: Angel Jacobs

- 9j. [Approve Minutes from June 27 and July 11, 2023 City Council Workshops](#)

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 - August 15, 2023)

- 11a. [Introduce Ordinance 2023-53 revising Article VII - Sections 66-191 through 66-197 of the Code of Ordinances concerning the operation of golf carts](#) **[ORD-2023-53](#)**

11b. [Introduce 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 \(currently a water retention area\) \(Case LUC23-45236\)](#) [**ORD-2023-54**](#)

11c. [Introduce 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 \(Case PD23-45234\) \(The final hearing on the rezoning and a public hearing on the PD Plan and Design Standards Book amendments will be held by City Council on August 15, 2023\) \(Quasi-Judicial\)](#) [**ORD-2023-55**](#)

11d. [Introduce 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 \(COD23-45198\)](#) [**ORD-2023-56**](#)

12. Internal Auditor's Report - None

13. City Manager's Report

13a. E Fort King St, SE 5th St and SE 8th St Discussion

14. Police and Fire Department Report

15. Mayor's Report

16. City Attorney's Report

17. Informational Items

17a. Calendaring Items

- Community Redevelopment Area Agency Board Meeting - August 15, 2023 at 3:45pm
- Council Chambers
- City Council Work Session - Proposed FY 2023/2024 Budget Workshop - August 22, 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 June 30, 2023](#)

17d2. [Speed Study Results for SE Eighth Street](#)

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

18. Adjournment