



# Ocala City Council Agenda - Final

## Tuesday, October 17, 2023

### Meeting Information

#### *Location*

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

<https://www.ocalafl.gov/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
  - Earl Arnett, Public Works
  - Lamont Sweeting, Public Works

**2. Public Notice****3. Proclamations & Awards****4. Presentations**

- 4a. [Present service award to retired Fire Captain Theron Remington for his dedication to the Ocala-Marion Mentorship Program](#)

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

- 6a. [Approve Community Development Services application for U.S. Department of Housing and Urban Development's Pathways to Removing Obstacles to Housing Grant in the amount of \\$10,000,000](#)

Presentation By: James Haynes

- 6b. [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 \(PD23-45098\) \(Quasi-Judicial\) - Request to postpone until the November 7, 2023, City Council meeting](#)

Presentation By: Endira Madraveren

**Introduced by:** Ire J. Bethea Sr

- 6c. [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 \(Parcel 29851-000-00\) \(Case No. PD23-45098\) \(Quasi-Judicial\) - Request to postpone until the November 7, 2023, City Council meeting](#)

**RES-2024-2**

Presentation By: Endira Madraveren

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

(All are Public Hearings)

- 7a.** [Adopt Ordinance 2024-2 to rezone from B-1A, Limited Neighborhood Business, to B-4, General Business District, for property located at 424 SW 11th Street \(Parcel No. 28575-002-01\), approximately 0.54 acres \(Case ZON23-45299\) \(Quasi-Judicial\)](#)

Presentation By: Emily Johnson

**Introduced by:** Barry Mansfield

- 7b.** [Adopt Ordinance 2024-3 to rezone from M-1, Light Industrial, to M-2, Medium Industrial, property located at 3100 SW 3rd Street, parcel number 22767-002-00; approximately 2.11 acres \(Case ZON23-45305\) \(Quasi-Judicial\)](#)

Presentation By: Emily Johnson

**Introduced by:** Jay A. Musleh

- 7c.** [Adopt Ordinance 2024-4 to amend the Future Land Use Element of the Comprehensive Plan by deleting Policy 18.3 relating to development conditions for property located at 2015 NE 14th Street and the parcel directly to the east \(Parcel No. 26490-000-00 and 26490-001-00\), approximately 9.84 acres \(Case FLUP23-45191\)](#)

Presentation By: Emily Johnson

**Introduced by:** Kristen M. Dreyer

- 7d.** [Adopt Ordinance 2024-5 amending Chapter 30, Article II Alarms Systems concerning definitions, enforcement, and collection process \(COD23-45373\)](#)

Presentation By: Tye Chighizola

**Introduced by:** Kristen M. Dreyer

**8. General Business**

- 8a.** [Adopt Budget Resolution 2024-103 amending the Fiscal Year 2022-23 budget to appropriate funds to support expenditures incurred as a result of Hurricane Ian in the amount of \\$212,445](#)

**BR-2024-103**

Presentation By: Tammi Haslam

- 8b.** [Adopt Budget Resolution 2024-104 amending the Fiscal Year 2022-23 budget to appropriate funds to support expenditures incurred as a result of Hurricane Nicole in the amount of \\$398,497](#)

**BR-2024-104**

Presentation By: Tammi Haslam

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- 8c.** [Adopt Budget Resolution 2024-105 amending the Fiscal Year 2022-23 budget to appropriate funds to support expenditures incurred as a result of Hurricane Idalia in the amount of \\$421,975](#) **BR-2024-105**
- Presentation By: Tammi Haslam
- 8d.** [Approve the use of the State of Florida Department of Management Services cooperative purchasing agreement with AT&T Wireless for mobile communications services with FirstNet Authority with an estimated aggregate expenditure of \\$1,401,151](#)
- Presentation By: Christopher Ramos
- 8e.** [Accept the City of Ocala's Fiscal Year 2023-24 Community Development Block Grant agreement totaling \\$496,815](#)
- Presentation By: James Haynes
- 8f.** [Approve asbestos, lead, and mold testing contract for DK Environmental Construction Services, Inc, and PbO3 Environmental Monitoring, LLC in an amount not to exceed \\$100,000](#)
- Presentation By: James Haynes
- 8g.** [Approve an Economic Investment Program agreement between the City of Ocala and Averitt Express, Inc. with a total investment not to exceed \\$96,000](#)
- Presentation By: Aubrey Hale
- 8h.** [Approve renewals of cooperative purchasing agreements with UniFirst Corporation and Cintas Corporation for the provision of citywide uniform services for an aggregate contract expenditure of \\$296,000](#)
- Presentation By: Daphne Robinson
- 8i.** [Approve the continued use of State of Florida contract with WEX Bank for fuel card services with an increased total contract expenditure of \\$180,000](#)
- Presentation By: Michael Balken
- 8j.** [Approve the annual renewal of Computer Information Systems Computer Aided Dispatch software for Fiscal Year 2023-24 in an amount not to exceed \\$125,295](#)
- Presentation By: Michael Balken
- 8k.** [Approve additional expenditures under the agreement for as-needed electrical repair and installation services with Stokes Electric in the amount of \\$100,000](#)
- Presentation By: John King
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**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 2024-106 amending the Fiscal Year 2022-23 budget to accept and appropriate funding from the US Department of Housing and Urban Development for the Marion County's Continuum of Care Homeless Information System 2021 program year grant in the amount of \\$83,491](#) **[BR-2024-106](#)**

Presentation By: Tammi Haslam

- 9b.** [Adopt Budget Resolution 2024-107 amending the Fiscal Year 2023-24 budget to appropriate the City of Ocala's Community Development Block Grant allocation totaling \\$496,815](#) **[BR-2024-107](#)**

Presentation By: Tammi Haslam

- 9c.** [Approve additional expenditures under the agreement for elevator/lift maintenance services with Oracle Elevator Company for the purchase of a replacement elevator for the Growth Management Department in the amount of \\$94,948](#)

Presentation By: John King

- 9d.** [Approve the purchase of four Silent Messenger II sign boards from Solar Technology, Inc. for the Public Works Department in the amount of \\$67,444](#)

Presentation By: John King

- 9e.** [Approve U.S. Department of Housing and Urban Development Homeless Management Information System Continuum of Care Program Year 2021-2022 grant funds to the City of Ocala totaling \\$83,491](#)

Presentation By: James Haynes

- 9f.** [Approve additional expenditures under the City's continuing professional engineering services agreement with Kimley-Horn & Associates, Inc., including Task Work Order #28 to perform a Neighborhood Traffic Calming Study for a portion of Southeast Ocala in the amount of \\$59,017](#)

Presentation By: Sean Lanier

- 9g.** [Approve the purchase of replacement pistols for Ocala Police Department using Bradford County cooperative purchasing agreement with Dana Safety Supply, Inc. in the amount of \\$96,568](#)

Presentation By: Michael Balken

- 9h. [Approve the annual renewal for hardware and software for closed-circuit television maintenance from Morse Communications for Fiscal Year 2023-24 in an amount not to exceed \\$57,680](#)

Presentation By: Michael Balken

- 9i. [Approve an Addendum to the Sales and Purchase Contract City of Ocala-to-Ocala Aviation, LCC](#)

Presentation By: Tracy Taylor

- 9j. [September 2023 outside counsel invoices for general city business legal services in the amount of \\$1,630.00 and for risk management-related legal services in the amount of \\$6,264](#)

Presentation By: William E. Sexton

- 9k. [Approve Lease Amendment No.1 with Elevation89, LLC, to facilitate dining room expansion, additional term, and additional rent of approximately \\$12,000 annually](#)

Presentation By: Matthew Grow

- 9l. [Approve the use of a three-year continuing contract with Sunbelt Rentals, Inc. for as-needed citywide small equipment rentals with an initial estimated aggregate expenditure of \\$50,000](#)

Presentation By: Daphne Robinson

- 9m. [Approve a one-year renewal with North Florida Container & Truck Repair, LLC for dumpster repair services with a maximum expenditure of \\$80,000](#)

Presentation By: Darren Park

- 9n. [Approve regular City Council meeting minutes from October 3, 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 - None**

**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

- Veterans Day Holiday - Friday, November 10, 2023 - City offices closed
- Light Up Ocala - Saturday, November 18, 2023 - Downtown Square

17b. Comments by Mayor

17c. Comments by Council Members

17d. Informational

- a. [Executed Contracts Under \\$50,000](#)

**18. Adjournment**