



## Ocala City Council Agenda - Final

### Tuesday, June 6, 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
  - Anthony Fuentes, Fleet Management
  - Martin Lemay, Fleet Management
  - Normon Silon, Fleet Management
  - Alfred Corbin, Facilities Management
  - John Donaldson, Facilities Management
  - Elizabeth Frieauf, Facilities Management
  - Mark Kober, Facilities Management
  - Roderick Barriner, Recreation & Parks
  - Samantha Jarvis, Recreation & Parks
  - Bertram Miller, Recreation & Parks

**2. Public Notice****3. Proclamations & Awards****4. Presentations****5. Public Comments****6. Public Hearings**

- 6a.** [Approve the City of Ocala's Community Development Block Grant 2023 Annual Action Plan for submission to the Department of Housing and Urban Development](#)

Presentation By: James Haynes

- 6b.** [Open a public hearing and introduce Ordinance 2023-47 by adding the definition/use of recreational and boat storage as a permitted use in the M-2 and M-3 zoning districts \(Case #COD23-45160\). This is the first of two public hearings. The second and final public hearing is scheduled for June 20, 2023, at 5:00 pm or, as soon thereafter as possible](#)

**[ORD-2023-47](#)**

Presentation By: Patricia Hitchcock

- 6c. [Open a public hearing and introduce Ordinance 2023-48 to rezone from G-U, Governmental Use, to PD, Planned Development, property \(former Pine Oaks Golf Course\) located south of NW 35th Street, east of NW 27th Avenue, north of NW 21st Street and west of CSX railroad, approximately 216.75 acres \(Case #PD23-45144\) \(Quasi-judicial\). The public hearing will also include the proposed PD Plan and Standards. This is the first of two public hearings. The second and final hearing is scheduled for June 20, 2023, at 5:00 pm or, as soon thereafter as possible](#) **ORD-2023-48**

Presentation By: Patricia Hitchcock

- 6d. [Open a public hearing and approve a Concurrency Development Agreement between Lake Louise, LLC, The Rosemere Apartments, LLC, and the City of Ocala providing for vehicular trip capacity reservation and transportation mitigation contributions for required traffic improvements for the development of a 326-unit apartment complex and future phased residential development on property located northeast of the intersection of SW Seventh Avenue and SW 32nd Street, approximately 88.73 acres. \(This is the second of two public hearings. The first public hearing was held by the Planning & Zoning Commission on Monday, May 8, 2023.\) \(Case CDA23-45162\)](#)

Presentation By: Patricia Hitchcock

**7. Second and Final Reading of Ordinances - None**

**8. General Business**

- 8a. [Adopt Budget Resolution 2023-143 amending the Fiscal Year 2022-2023 budget for the carry forward of prior fiscal year grant funds totaling \\$23,273,656](#) **BR-2023-143**

Presentation By: Tammi Haslam

- 8b. [Adopt Budget Resolution 2023-144 amending the Fiscal Year 2022-2023 budget to appropriate and transfer funds from the American Rescue Plan Act Reserves in the amount of \\$5,142,323](#) **BR-2023-144**

Presentation By: Tammi Haslam

- 8c. [Approve the purchase of additional electric meters from Wesco Distribution, Inc. with an estimated expenditure of \\$150,000](#)

Presentation By: Doug Peebles

- 8d. [Approve the purchase of inventory items for Ocala Electric Utility awarded to multiple vendors in the amount of \\$189,102](#)

Presentation By: Doug Peebles

- 8e. [Approve expenditures on a five-year piggyback contract for the purchase of vehicle and non-vehicle accessories with Dana Safety Supply, Inc. for an increased aggregate expenditure amount of \\$274,062](#)

Presentation By: Lou Biondi

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

Presentation By: Aubrey Hale

- g. [Approve agreement with Zabatt Power Systems, Inc., for the provision of construction services related to the Lift Station Generators Installation & Manhole Lids and Seal Replacement Project for \\$2,376,876, plus a ten percent contingency, for a total expenditure of \\$2,614,564](#)

Presentation By: Sean Lanier

- 8h. [Approve use of a Lee County cooperative purchasing agreement with Evoqua Water Technologies, LLC for wastewater odor and corrosion control in an amount not to exceed \\$1,260,000](#)

Presentation By: Sean Lanier

- 8i. [Approve a thirteen-month contract for fuel supply and transport load services with Petroleum Traders Corporation in an amount not to exceed \\$2,500,000](#)

Presentation By: John King

**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 2023-28 to approve new water and sewer rates for 10-inch and 12-inch meters](#) **[RES-2023-28](#)**

Presentation By: Sean Lanier

- 9b. [Approve the First Amendment to Ocala South/Long Green Farms Subdivision Developer's Agreement between the City of Ocala, Sunbelt Land Fund I-Ocala South, LLC and Merrimac SWC Ocala, LLC to connect to the City of Ocala's central water and wastewater services](#)

Presentation By: Sean Lanier

- 9c. [Approve the purchase of a 2023 Toyota Rav4 for SunTran from Deluca Toyota in the amount of \\$31,284](#)

Presentation By: John King

- 9d. [Adopt Resolution 2023-29 extending the Public Transportation Grant Agreement #433304-2-94-01 from the Florida Department of Transportation for SunTran's public transit system capital expenses from June 30, 2023, to June 30, 2024](#)

**RES-2023-29**

Presentation By: Tye Chighizola

- 9e. [Adopt Budget Resolution 2023-145 amending the Fiscal Year 2022-23 Budget to appropriate 2022-2023 State Housing Initiatives Partnership grant funding in the amount of \\$44,612](#)

**BR-2023-145**

Presentation By: Tammi Haslam

- 9f. [Approve Labor Attorney invoices for April 2023 in the amount of \\$58.00](#)

Presentation By: Devan Kikendall

- 9g. [Approve one-year renewal agreements with Eason Lawn Service, LLC and D & J Lawn Service, LLC for Airport grounds maintenance services with an aggregate expenditure not to exceed \\$15,025](#)

Presentation By: Matthew Grow

- 9h. [Approve Regular Meeting City Council minutes from May 16, 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 - June 20, 2023)

- 11a. [Introduce Ordinance 2023-49 revising the definition/criteria of the Medium Intensity/Special District land use classification \(Policy 6.2\) of the Future Land Use Element of the Comprehensive Plan \(CPTA23-45126\)](#)

**ORD-2023-49**

- 11b. [Introduce Ordinance 2023-50 concerning a rezoning from M-1, Light Industrial, to M-2, Medium Industrial, for property located at 500 SW 33rd Avenue, parcel numbers 22774-000-03 and 2277-002-007, approximately 12.9 acres \(Case ZON23-45150\)](#)

**ORD-2023-50**

**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

- Monday, June 19 - Juneteenth Holiday - City Offices Closed
- Tuesday, June 20 - CRA meeting, 3:45pm, Council Chambers
- Tuesday, July 4 - Fourth of July Holiday - Council Meeting Cancelled, City Offices Closed

## 17b. Comments by Mayor

## 17c. Comments by Council Members

## 17d. Informational

**17d1.** [Information update on the proposed kiosk/bathrooms for SunTran at Union Station](#)**17d2.** [Power Cost Adjustment Report - April 2023](#)**17d3.** [Monthly budget to actual report and Capital Improvement Project status report as of April 30, 2023](#)**17d4.** [Executed Contracts Under \\$50,000](#)**18. Adjournment**