



## Ocala City Council Agenda - Final

### Tuesday, March 5, 2024

#### **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*

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
  - 2. Pledge of Allegiance
- b. Welcome and Roll Call
- c. New Employees
  - Matt Leibfried, Growth Management
  - Larry McGill, Growth Management

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

- 3a.** [The Florida Surveyors and Mappers Week Proclamation will be presented to Engineering and Water Resources Director Sean Lanier, Chief Land Surveyor Kelly Roberts, and to Project Manager at CFB Surveying David Smith](#)

[The National Athletic Training Month Proclamation will be presented to the Athletic Trainers' Association of Florida Representative Ryan A. Boyer and Athletic Trainers in the region](#)

**4. Presentations**

- 4a.** [Former Mayor Kent Guinn will present the Key to the City to Mrs. Marilyn Peek and family members](#)

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

- 6a.** [Adopt Resolution 2024-13 to vacate a 10-foot utility easement lying along the boundary between Lots 16 and 17, and the parallel access and drainage easement running parallel to and connecting to SW 46th Court and the northerly boundary of Lots 16 and 17, as shown on the Plat of Heath Brook North B-2, as recorded in Plat Book 9, Pages 149-152 \(Parcel 23874-000-16 and 23874-000-17\); approximately 0.33 acres. \(Case PLV23-45481\) \(Quasi-Judicial\)](#)

**[RES-2024-13](#)**

Presentation By: Endira Madraveren

- 6b.** [Adopt Resolution 2024-14 to vacate a 25-foot drainage and utility easement running along the southerly boundary of Lots 16 and 17, as shown on the Plat of Heath Brook North B-2, as recorded in Plat Book 9, Pages 149-152 \(Parcel 23874-000-16 and 23874-000-17\); approximately 0.16 acres. \(Case PLV24-45524\) \(Quasi-Judicial\)](#)

**[RES-2024-14](#)**

Presentation By: Endira Madraveren

- 6c. [Adopt Resolution 2024-15 to allow alcohol sales within the downtown event zone for the King of the Wing fundraiser on Tuesday, March 26th, 2024, from 5:00 pm to 8:00 pm \(Quasi-Judicial\)](#) **RES-2024-15**

Presentation By: Tye Chighizola

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

**8. General Business**

- 8a. [Approve grant award from the U.S. Department of Energy for the Energy Efficiency and Conservation Block Grant Program in the amount of \\$132,740](#)

Presentation By: Doug Peebles

- 8b. [Approve the purchase of three power transformers and one lot of spare parts from Virginia Transformer Corp. in the amount of \\$5,726,568](#)

Presentation By: Doug Peebles

**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 contract with UKG Kronos Systems, LLC, to upgrade and migrate UKG Workforce Central to UKG Pro Workforce Management for an estimated expenditure of \\$58,350](#)

Presentation By: Christopher Ramos

- 9b. [Approve one-year renewal with Dell Technologies for software and hardware maintenance and support in an estimated expenditure of \\$92,067](#)

Presentation By: Christopher Ramos

- 9c. [Approve a two-year agreement with Univar USA for hydrofluosilicic acid supply and delivery at Water Treatment Plant No. 1 with an aggregate expenditure of \\$83,200](#)

Presentation By: Sean Lanier

- 9d. [Approve the purchase of plastic water meter gulf box lids from Fortiline Inc. in an amount not to exceed \\$68,000](#)

Presentation By: Sean Lanier

- 9e. [Approve the Skylark Crossing Conceptual Subdivision Plan, SUB21-44574](#)

Presentation By: Aubrey Hale

- 9f. [Approve the Winding Oaks Residential Phase 4 Conceptual Subdivision Plan, SUB23-45319](#)

Presentation By: Aubrey Hale

- 9g. [Approve the Winding Oaks Residential Phase 2 Conceptual Subdivision Plan, SUB23-45409](#)

Presentation By: Aubrey Hale

- 9h. [Approve an Escrow Agreement for West Oak Phase 2 Residential Subdivision improvements](#)

Presentation By: Aubrey Hale

- 9i. [Adopt Budget Resolution 2024-125 to amend the Fiscal Year 2023-24 budget to accept and appropriate grant award funding from the U.S. Department of Energy for the Energy Efficiency and Conservation Block Grant Program in the amount of \\$132,740](#)

**[BR-2024-125](#)**

Presentation By: Tammi Haslam

- 9j. [Approve appointment of Justin MacDonald to the Planning & Zoning Commission for a new three-year term ending March 1, 2027](#)

Presentation By: Angel Jacobs

- 9k. [Approve appointment of Winston Needham to the Ocala Recreation Commission for a new three-year term ending March 1, 2027](#)

Presentation By: Angel Jacobs

- 9l. [Approve reappointment of Brooke Hutto, Darian Mosley, and David Reutter, and appointment of Emily Andrews to the Ocala Municipal Arts Commission for new four-year terms ending March 1, 2028](#)

Presentation By: Angel Jacobs

- 9m. [Approve reappointment of Rusty Jeurgens and George Carrasco Jr. to the Board of Adjustment for new four-year terms ending March 1, 2028](#)

Presentation By: Angel Jacobs

- 9n. [Approve reappointment of Tom Casey to the General Employees' Retirement System Board of Trustees for a three-year term ending March 1, 2027](#)

Presentation By: Angel Jacobs

- 9o. [Approve City Council meeting minutes from February 20, 2024](#)

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 - March 19, 2024)

**11a.** [Introduce Ordinance 2024-19 to establish the Winding Oaks Community Development District generally located south of SW 66th Street, east of SW 54th Court Road, and north of SW 80th Street, comprising 460.12 acres](#) **[ORD-2024-19](#)**

**11b.** [Introduce Ordinance 2024-20 annexing property located in the 6000 block of SW 38th Street \(Parcel 23820-011-00, 23820-012-00, 23820-012-01, 23820-012-02, 23820-012-03\); approximately 19.4 acres. \(Case ANX23-45495\) \(Quasi-Judicial\)](#) **[ORD-2024-20](#)**

**11c.** [Introduce Ordinance 2024-21 to change the Future Land Use designation from Commerce District \(County\) to Low Intensity \(City\), for property located in the 6000 block of SW 38th Street \(Parcel 23820-011-00, 23820-012-00, 23820-012-01, 23820-012-02, 23820-012-03\); approximately 19.4 acres. \(Case LUC24-45497\) \(Quasi-Judicial\)](#) **[ORD-2024-21](#)**

**11d.** [Introduce Ordinance 2024-22 to rezone from B-5, Heavy Business \(County\), to M-2, Medium Industrial \(City\), for property located in the 6000 block of SW 38th Street \(Parcel 23820-011-00, 23820-012-00, 23820-012-01, 23820-012-02, 23820-012-03\); approximately 19.4 acres. \(Case ZON23-45498\) \(Quasi-Judicial\)](#) **[ORD-2024-22](#)**

**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**

**16a.** [Adopt Resolution 2024-16 authorizing participation in a lawsuit seeking a declaration that the provisions of Section 12.3144\(1\)\(D\), Florida Statutes, that require municipal elected officials to file Form 6 Financial Disclosure Forms is unconstitutional and invalid](#) **[RES-2024-16](#)**

**17. Informational Items**

- 17a. Calendaring Items
  - Mayor's Town Hall meeting - Wednesday, March 6, 2024 - 6:00pm - Mary Sue Rich Community Center
  - Building Community Roundtable - Thursday March 7, 2024 - 7:30am to 9:00am - Ocala Golf Club
  - Downtown Town Hall meeting - Thursday, March 7, 2024 - 12:00pm & 5:30pm - IHMC
  - Community Redevelopment Area Agency Meeting - Tuesday, March 19, 2024 - 3:45pm - Council Chambers
- 17b. Comments by Mayor
- 17c. Comments by Council Members
- 17d. Informational
  - 17d1.** [Power Cost Adjustment Report - January 2024](#)

**18. Adjournment**