



Ocala

City Council

Synopsis

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.org

Tuesday, December 20, 2022

4:00 PM

1. Call to Order

a. Opening Ceremony

1. Invocation - Chaplain John Hanks
2. Pledge of Allegiance

b. Welcome and Roll Call

Present: Mayor Reuben Kent Guinn
Pro Tem Barry Mansfield
Council Member Ire J. Bethea Sr
Council Member Kristen M. Dreyer
Council Member Jay A. Musleh
Council President James P. Hilty Sr

c. New Employees

David Serrado - Engineering
Joseph DeMar - Water Resources
Anthony Gero - Water Resources
Brian Hoover - Water Resources
Shaneque McIntosh - Water Resources
Gabriella Sullivan - Water Resources

2. Public Notice

Public Notice for the December 20, 2022 City Council Regular Meeting was posted on October 31, 2022

3. Proclamations & Awards

4. Presentations

4a. Affordable Housing Advisory Committee 2022 Annual Report

Presentation By: James Haynes

5. Public Comments

6. Public Hearings

- 6a.** Approve a Chapter 163/Concurrency Development Agreement to be entered into pursuant to Sections 163.3220 through 163.3243 Florida Statutes, between the City and Shands Teaching Hospital and Clinics, Inc. for property located adjacent to the east side of I-75 with frontage on US 27 and NW 35th Avenue Road. (Parcels #21483-000-00,

21465-006-00, 21765-000-00, 21757-001-00, and 21757-000-00), approximately 28.2 acres (This is the second and final hearing of two public hearings. The first hearing was held Monday, December 12, 2022, with the Planning & Zoning Commission). Request to postpone the second public hearing to the January 17, 2022, City Council meeting (Case CDA22-45034)

Presentation By: Tye Chighizola

RESULT: POSTPONED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

7. Second and Final Reading of Ordinances

(All are Public Hearings)

- 7a.** Adopt Ordinance 2023-22 to annex certain property located at the northeast corner of the intersection of SW College Road (SR200) and SW 43rd Court, approximately 2.72 acres. (Case # ANX22-45000) (Quasi-Judicial)

Presentation By: Tye Chighizola

Introduced By: Barry Mansfield

RESULT: ADOPTED

MOVER: Barry Mansfield

SECONDER: Kristen M. Dreyer

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 7b.** Adopt Ordinance 2023-23 changing the land use category from Commercial (County) to Low Intensity (City) for property located at the northeast corner of the intersection of SW College Road (SR200) and SW 43rd Court, approximately 2.72 acres (Case # LUC22-45001)

Presentation By: Tye Chighizola

Introduced By: Ire J. Bethea Sr

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 7c.** Adopt Ordinance 2023-24 concerning a rezoning from B-4, Regional Business (County), to B-2, Community Business (City), for property located at the northeast corner of the intersection of SW College Road (SR200) and SW 43rd Court, approximately 2.72 acres (Case # ZON22-45002) (Quasi-Judicial)

Presentation By: Tye Chighizola

Introduced By: Jay A. Musleh

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 7d.** Adopt Ordinance 2023-25 concerning a rezoning from M-2, Medium Industrial, and B-4, General Business, to B-4, General Business, for property located at the southeastern corner of I-75 northbound and NW Blitchton Rd (US HWY 27), approximately 5.96 acres (Case ZON22-45003) (Quasi-Judicial)

Presentation By: Tye Chighizola

Introduced By: Kristen M. Dreyer

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 7e.** Adopt Ordinance 2023-26 concerning a rezoning from M-1, Light Industrial, to B-5, Wholesale Business, for property located at 2640 NW 10th Street; approximately 0.90 acres (Case # ZON22-45004) (Quasi-Judicial)

Presentation By: Jeff Shrum

Introduced By: Barry Mansfield

RESULT: ADOPTED

MOVER: Barry Mansfield

SECONDER: Kristen M. Dreyer

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

8. General Business

- 8a.** Approve additional contract expenditure with The Notice Company, Inc. for class action notice and claims administration services in the amount of \$275,000

Presentation By: Emory Roberts

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8b.** Approve a three-year contract for professional electric transmission design and engineering services with GAI Consultants, Inc. not to exceed \$2,500,000

Presentation By: Doug Peebles

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8c.** Approve the purchase of electric revenue meters from Wesco Distribution, Inc. with an estimated inventory amount of \$750,000

Presentation By: Doug Peebles

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8d.** Approve the purchase of ten (10) Grundfos pumps and parts from FJ Nugent and Associates, Inc., with an estimated annual expenditure of \$300,000

Presentation By: Sean Lanier

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8e.** Approve contract for the construction of restrooms for the Fort King National Historic Landmark with Blackwater Construction Services, LLC, for a lump sum amount of \$138,327

Presentation By: Sean Lanier

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8f.** Approve agreement with Kimley-Horn and Associates, Inc. for the provision of professional design services associated with the design of Water Treatment Plant No. 2 in an amount not to exceed \$4,999,484

Presentation By: Sean Lanier

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Jay A. Musleh

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8g.** Approve the 2021 Community Development Block Grant Consolidated Annual Performance Evaluation Report

Presentation By: James Haynes

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Ire J. Bethea Sr

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8h.** Approve a release agreement with Madison Oaks West, LLC, concerning certain

requirements outlined in the City Redevelopment Agreement for Pine Oaks

Presentation By: Aubrey Hale

RESULT: APPROVED AS AMENDED

MOVER: Jay A. Musleh

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8i.** Approve an Affordable Housing Incentive Fund disbursement to Madison Oaks West, LLC for an affordable housing project to be located at the West Oak Development on NW 21st Avenue in an amount not to exceed \$210,900

Presentation By: Aubrey Hale

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Kristen M. Dreyer

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8j.** Approve an Economic Investment Program Agreement with Interstate Trailer Plus, LLC providing incentives in an amount not to exceed \$300,000

Presentation By: Aubrey Hale

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8k.** Adopt Budget Resolution 2023-113 amending the Fiscal Year 2022-2023 budget to appropriate funds for an affordable housing incentive fund disbursement to Silver Point Ltd., in the amount of \$200,000

Presentation By: Tammi Haslam

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8l.** Approve the Fiscal Year 2023-2024 tentative budget calendar

Presentation By: Tammi Haslam

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Kristen M. Dreyer

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 8m.** Approve three-year contract with Blue Line Innovations, LLC, for law enforcement uniforms in the amount of \$154,125

Presentation By: Michael Balken

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

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.

RESULT: APPROVED THE CONSENT AGENDA

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

AYE: Mansfield, Bethea Sr, Dreyer, Musleh, and Hilty Sr

- 9a.** Approve one-year renewal of the Connexo NetSense Service Maintenance Agreement with Honeywell in the amount of \$62,100

Presentation By: Doug Peebles

- 9b.** Approve request from Greater New Bethel Missionary Baptist Church of Ocala, Inc., for waiver of application fees not exceeding \$3000 for Special Exception approval and related site permitting fees for building addition at 612 NW 4th Place.

Presentation By: Patricia Z. Hitchcock

- 9c.** Adopt Budget Resolution 2023-114 amending the Fiscal Year 2022-2023 budget to support additional expenditures for the fire fee reimbursement process through a transfer from the General Fund Reserve for Contingencies account totaling \$275,000

Presentation By: Tammi Haslam

- 9d.** Adopt Budget Resolution 2023-115 amending the Fiscal Year 2022-2023 budget to accept and appropriate funds from the Bureau of Justice Assistance to reimburse expenses relating to the Bulletproof Vest Partnership Program totaling \$23,025

Presentation By: Tammi Haslam

- 9e.** Adopt Budget Resolution 2023-116 amending the Fiscal Year 2022-2023 budget to accept and appropriate Victims of Crime Act Grant funds received from the State of Florida, Office of the Attorney General in the amount of \$65,825

Presentation By: Tammi Haslam

- 9f.** Approve an increase in contract expenditure for the Construction Services Agreement for 9-1-1 Dispatch Center Renovation with Blackwater Construction Services, LLC, in the amount of \$54,219

Presentation By: Michael Balken

- 9g.** Approve contract with Teer Engineering, LLC, to replace the audio-visual equipment in the training auditorium at the Ocala Police Department in the amount of \$68,504

Presentation By: Michael Balken

- 9h.** Accept the Financial Review Committee memorandum for City Redevelopment Agreement for the Forge at Madison Commons, LLC

Presentation By: Aubrey Hale

- 9i.** November 2022 outside city attorney invoices for general city business legal services in the amount of \$3,608.25 and for risk management-related legal services in the amount of \$25,901.50

Presentation By: Will Sexton

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

Animal Control Services Update

Mary Sue Rich Community Center Ribbon Cutting Scheduled on Tuesday, January 10, 2023, at 11:00 am

Council Strategic Planning Session to be Scheduled

State of The City Address scheduled on Wednesday, December 21, 2022

14. Police and Fire Department Report

Police Chief Mike Balken – Public Safety Opioid Response Efforts

Fire Chief Clint Welborn – Public Safety Opioid Response Efforts & Community Paramedicine

15. Mayor's Report

Mayor Guinn requested more information regarding the traffic pattern change on SE 5th Street

16. City Attorney's Report

Opioid Litigation Update

17. Informational Items

17a. Calendaring Items

17b. Comments by Mayor

Mayor Guinn wished everyone a Merry Christmas

17c. Comments by Council Members

Council wished everyone a Merry Christmas

17d. Informational

17d1. Monthly Budget to Actual Report as of October 31, 2022 and Capital Improvement Project Status Report

17d2. Inform the Ocala City Council and local community of the Ocala Police Department's intent to request controlled property items from the Law Enforcement Support Office

Presentation By: Michael Balken

17d3. Executed Contracts Under \$50,000

18. Adjournment

Adjourned at 5:49 pm