



Ocala City Council Agenda - **Revised** Tuesday, September 6, 2022

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

Ire Bethea Sr., Council President
James P. Hilty Sr., Pro Tem
Kristen Dreyer
Barry Mansfield
Jay A. Musleh

Mayor

Reuben Kent Guinn

Interim 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: Operational excellence

Priority 4: 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.

Revised 9/2: Pulled item 8h.**1. Call to Order**

- a. Opening Ceremony
 - 1. Invocation - Chaplain Joe LaCognata
 - 2. Pledge of Allegiance
- b. Welcome and Roll Call

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

Note: Items 6c through 6f will be heard at 5:05pm.

- 6a.** [Approve the sale of beer and wine for off-premise consumption for 7-Eleven, Inc., a Texas Corporation, Inc d/b/a 7-Eleven # 41806 located on SE Maricamp Road \(SR 464\) approximately 300 feet east of SE 25th Avenue \(Quasi-Judicial\)](#)

Presentation By: Tye Chighizola

- 6b.** [Open a public hearing for a Chapter 163 Development Agreement concerning property located on the east side of SW 43rd Court in the 3600 block \(across from Saddlewood Elementary\), approximately 26.63 acres \(DMA22-44686\). This is the first of two public hearings. The second public hearing is scheduled for September 20, 2022. \(Quasi-Judicial\)](#)

Presentation By: Tye Chighizola

- 6c.** [Adopt Budget Resolution 2022-166 establishing the Tentative Fiscal Year 2022-2023 Millage Rates for Downtown Development Districts at the current rate of 1.7185 \(District A\), 1.6332 \(District B\) and 1.4699 \(District C\)](#)

BR-2022-166

Presentation By: Tammi Haslam

- 6d.** [Adopt Budget Resolution 2022-167 for the Tentative Fiscal Year 2022-2023 Budget for the Downtown Development Fund in the amount of \\$381,900](#)

BR-2022-167

Presentation By: Tammi Haslam

- 6e. [Adopt Budget Resolution 2022-168 establishing the Tentative Fiscal Year 2022-2023 Millage Rate for the City of Ocala at the current rate of 6.6177](#) **BR-2022-168**

Presentation By: Tammi Haslam

- 6f. [Adopt Budget Resolution 2022-169 for the Tentative Fiscal Year 2022-2023 Budget for the City of Ocala in the amount of \\$970,633,613](#) **BR-2022-169**

Presentation By: Tammi Haslam

7. Second and Final Reading of Ordinances

(All are Public Hearings)

- 7a. [Adopt Ordinance 2022-83 to allow a Downtown Event Zone with regulations consistent with House Bill 1429 adopted in the 2022 Florida Legislative Session](#)

Presentation By: Tye Chighizola

Introduced by: James P. Hilty Sr

- 7b. [Adopt Ordinance 2022-84 amending Section 26-7 of the City Code of Ordinances to provide for early voting in accordance with applicable Florida Statutes and an interlocal agreement by and between the City and the Marion County Supervisor of Elections](#)

Presentation By: Robert W. Batsel, Jr.

Introduced by: Kristen M. Dreyer

8. General Business

- 8a. [Consider appointment of Peter Lee as City Manager for the City of Ocala](#)

Presentation By: Chris Watt

- 8b. [Approve engagement of Clifford Shepard with the law firm Shepard, Smith, Kohlmyer & Hand, P.A. as outside legal counsel on an as-needed basis up to an amount not to exceed \\$150,000](#)

Presentation By: Chris Watt

- 8c. [Approve a three-year and three-month contract with Risk Management Associates, Inc. for agent of record services for employee benefit insurance lines in the amount of \\$270,000](#)

Presentation By: Chris Watt

- 8d. [Approve a three-year contract with Risk Management Associates, Inc. for insurance broker services for property and casualty insurance lines in the amount of \\$235,500](#)

Presentation By: Chris Watt

- 8e. [Approve the fiscal year 2023 property, casualty, liability, and workers compensation insurance premiums and authorize the Interim Chief of Staff to execute the corresponding insurance policy applications with a projected expenditure of \\$1,827,215](#)

Presentation By: Chris Watt

- 8f. [Approve a redevelopment agreement for The Forge at Madison Commons, LLC, in the Downtown CRA-Subarea, at 343 NE First Avenue](#)

Presentation By: Aubrey Hale

- 8g. [Approve an Economic Investment Program agreement with WINCO MFG, LLC, at 5516 SW First Lane in an amount not to exceed \\$60,000](#)

Presentation By: Aubrey Hale

- 8h. [Approve 10-year lease agreement with Agri Land & Cattle Co., LLC for the provision of agricultural, hay production, and grazing operations at the Perry Reuse Site with annual revenue in the amount of \\$62,000](#)

Presentation By: Sean Lanier

- 8i. [Approve Florida Department of Environmental Protection Grant Agreement # LPA0416 for the Ocala Sewer Exfiltration Project which will provide grant funding in the amount of \\$500,000](#)

Presentation By: Sean Lanier

- 8j. [Approve Developer's Agreement with New Ocala, LLC to connect Birge & Held Ocala apartment complex to the City of Ocala's water and wastewater utilities](#)

Presentation By: Sean Lanier

- 8k. [Approve the first amendment to the agreement for Industrial Design and Metal Fabrication with Zeak Technique, Inc. to increase the three-year contract value from \\$50,000 to \\$300,000](#)

Presentation By: Laura Walker

- 8l. [Approve additional expenditures on a three-year contract for the purchase and stock of ester oil-filled single and three-phase transformers with Gresco Utility, Inc. for an increased total estimated expenditure of \\$7,600,000](#)

Presentation By: Doug Peebles

- 8m. [Approve the pricing amendment and final two-year renewal of the piggyback/cooperative purchasing agreement between the City of Ocala and Osmose Utility Services, Inc. for utility wood pole inspection and treatment with an aggregate expenditure of \\$400,000](#)

Presentation By: Doug Peebles

- 8n. [Approve three-year renewal agreement with Milsoft Utility Solutions, Inc. for utility outage reporting, outage management and interactive voice response system with an estimated aggregate expenditure of \\$200,260](#)

Presentation By: Doug Peebles

- 8o. [Approve two 33-month contracts with Purpose Driven Cleaning Solutions, LLC, to provide janitorial services at City Hall and Citizens' Service Center, as well as various Water Resource Department facilities for aggregate expenditure amounts of \\$102,300 and \\$63,063, respectively](#)

Presentation By: John King

- 8p. [Approve three-year contracts with Liles Collision Service, Inc., and Michael Lessard, Inc., for the provision of automotive and truck body repairs on an as-needed basis for a combined estimated expenditure of \\$195,000](#)

Presentation By: John King

- 8q. [Approve the purchase and installation of a Vehicle Exhaust Removal System from SafeAir Corporation at Fire Stations #2 and #6 for a total estimated expenditure of \\$124,290](#)

Presentation By: John King

- 8r. [Approve an amendment to the agreement between RATP Dev and the City of Ocala concerning wage increases for Suntran employees](#)

Presentation By: Tye Chighizola

- 8s. [Approve the first amendment to the agreement with D&G Solutions Group, LLC for yard and wood waste disposal services for an additional contract expenditure of \\$561,271](#)

Presentation By: Darren Park

- 8t. [Approve the City of Ocala's State Housing Initiatives Partnership Annual Report for program closeout year 2019-2020](#)

Presentation By: James Haynes

- 8u. [Approve continued use of agreements for Citywide tree trimming and removal services with Tip Top Tree Experts, LLC, and Marion Tree and Stump Removal, LLC, with increased estimated annual expenditures of \\$650,000](#)

Presentation By: Daphne Robinson

- 8v. [Approve a five-year kiosk services agreement with Brink's, Inc., for the provision of armored car services for a total aggregate expenditure not to exceed \\$141,581](#)

Presentation By: Emory Roberts

- 8w. [Approve the use of State of Florida Department of Management Services alternate source agreement for radio equipment purchases with an estimated expenditure amount of \\$328,657](#)

Presentation By: Michael Balken

- 8x. [Approve selection of one applicant to the Affordable Housing Advisory Committee](#)

Presentation By: Angel Jacobs

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 the continued utilization of Marion Music, Inc., for ongoing purchases and annual maintenance services related to Council chambers audiovisual equipment for a revised amount not to exceed \\$85,000](#)

Presentation By: Joe Noel

- 9b. [Approve the second amendment to Grant Agreement No. LPS0030 with the Florida Department of Environmental Protection for the Fairfield Village sewer expansion to extend the project completion to December 31, 2024](#)

Presentation By: Sean Lanier

- 9c. [Adopt Resolution 2022-51 approving a License Agreement with the Florida Department of Transportation for the installation of fiber optic cable and intelligent transportation system devices along SE 25th Avenue](#) **RES-2022-51**
- Presentation By: Sean Lanier
- 9d. [Approve a five-year airport ground lease of 10.2 acres with the District Board of Trustees of the College of Central Florida f/k/a the District Board of Trustees of Central Florida Community College with a first-year revenue amount of \\$31,200](#)
- Presentation By: Matthew Grow
- 9e. [Approve three-year contracts with Infrastructure Consulting and Engineering, PLLC and McFarland Johnson, Inc. for continuing professional airport engineering services](#)
- Presentation By: Matthew Grow
- 9f. [Approve Pension Administrative Services Agreement for Fiscal Years 2023-2025 and authorize the City Council President to sign the agreement to provide pension administrative services between the City of Ocala and the Board of Trustees of the Ocala General Employees' Retirement System, the Board of Trustees of the Ocala Fire Fighters' Retirement Plan and the Board of Trustees of the Ocala Police Officers' Retirement System](#)
- Presentation By: Chris Watt
- 9g. [Approve additional expenditure with Morse Communications, Inc. to provide network redundancy professional services and training necessary for the completion of the Alcatel Lucent Project in the amount of \\$88,596](#)
- Presentation By: William Hughes
- 9h. [Approve one-year renewal of the sub-grant agreement to administer the Challenge Grant with Marion County to extend the program period through June 30, 2023 and provide grant funding in the amount of \\$52,000](#)
- Presentation By: James Haynes
- 9i. [Adopt Budget Resolution 2022-170 appropriating the Florida Department of Environmental Protection Grant Agreement #LPA0416 for the Ocala Sewer Exfiltration Project in the amount of \\$500,000](#) **BR-2022-170**
- Presentation By: Tammi Haslam

- 9j. [Adopt Budget Resolution 2022-171 appropriating a donation from the Junior League of Ocala, Florida, Inc. for the development of the indoor playground at the Mary Sue Rich Community Center in the amount of \\$50,000](#) [BR-2022-171](#)

Presentation By: Tammi Haslam

- 9k. [Adopt Budget Resolution 2022-172 appropriating funds from the General Fund Reserve for Contingency to pay for environmental services for the Pine Oaks property in the amount of \\$36,390](#) [BR-2022-172](#)

Presentation By: Tammi Haslam

- 9l. [Adopt Budget Resolution 2022-173 appropriating funding from the Building Division's Reserve for Building Fund account for Building related expenses in the amount of \\$28,998](#) [BR-2022-173](#)

Presentation By: Tammi Haslam

- 9m. [Adopt Budget Resolution 2022-174 appropriating the payment from the amended and restated Shady Road planned unit development agreement to be used for improvements at Scott Springs Park in the amount of \\$25,000](#) [BR-2022-174](#)

Presentation By: Tammi Haslam

- 9n. [Approve Regular Meeting City Council Minutes from August 16, 2022](#)

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 - Tuesday, September 20, 2022)

- 11a. [Introduce Ordinance 2022-76 annexing approximately 34.06 acres located at 2300 SW 38th Avenue \(Case ANX22-44859\) \(Quasi-Judicial\)](#)

- 11b. [Introduce Ordinance 2022-77 concerning an amendment to the Future Land Use Category from Medium Residential & Commercial \(County\) to Low Intensity \(City\), for property located at 2300 SW 38th Avenue, approximately 34.06 acres. \(Case LUC22-44860\)](#)

- 11c. [Introduce Ordinance 2022-85 for a zoning change to R-3, Multi-family Residential, for property located on the east side of SW 43rd Court in the 3600 block \(across from Saddlewood Elementary\), approximately 15 acres \(Case ZON22-44645\) \(Quasi-Judicial\)](#) [ORD-2022-85](#)

- 12. Internal Auditor's Report**
- 13. City Manager's Report**
- 14. Police and Fire Department Report**
- 15. Mayor's Report**
- 16. City Attorney's Report**
- 17. Informational Items**
 - a. Calendaring Items
 - 17a1. Special City Council Meeting - Tuesday, September 13 - 5:00pm - City Hall, Council Chambers
 - b. Comments by Mayor
 - c. Comments by Council Members
 - d. Informational
 - 17d1. [Monthly Budget to Actual Report as of July 31, 2022 and Capital Improvement Project Status Report](#)
 - 17d2. [Power Cost Adjustment Report - July 2022](#)
- 18. Adjournment**