



Ocala

City Council

Synopsis

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.org

Tuesday, September 6, 2022

4:00 PM

1. Call to Order

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

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

2. Public Notice

Public Notice for the September 6, 2022 City Council Regular Meeting was posted on August 18, 2022

3. Proclamations & Awards

4. Presentations

5. Public Comments

Sean Young, President of Ocala Police Lot 129, 2641 N Magnolia, commented on the contract negotiations for lot 129.

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

RESULT: POSTPONED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

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

- 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)

Presentation By: Tammi Haslam

RESULT: ADOPTED

MOVER: Barry Mansfield

SECONDER: Jay A. Musleh

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

- 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

Presentation By: Tammi Haslam

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

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

- 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

Presentation By: Tammi Haslam

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Jay A. Musleh

- 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

Presentation By: Tammi Haslam

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

8. General Business

- 8a.** Consider appointment of Peter Lee as City Manager for the City of Ocala
- Presentation By: Chris Watt
- RESULT:** APPROVED
- MOVER:** Barry Mansfield
- SECONDER:** Jay A. Musleh
- AYE:** Dreyer, Mansfield, Musleh, and Bethea Sr
- NAY:** Hilty Sr
- 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
- RESULT:** APPROVED
- MOVER:** Kristen M. Dreyer
- SECONDER:** Jay A. Musleh
- AYE:** Hilty Sr, Dreyer, Musleh, and Bethea Sr
- ABSENT:** Mansfield
- 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
- RESULT:** APPROVED
- MOVER:** Kristen M. Dreyer
- SECONDER:** Jay A. Musleh
- AYE:** Hilty Sr, Dreyer, Musleh, and Bethea Sr
- ABSENT:** Mansfield
- 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
- RESULT:** APPROVED
- MOVER:** Kristen M. Dreyer
- SECONDER:** James P. Hilty Sr
- AYE:** Hilty Sr, Dreyer, Musleh, and Bethea Sr
- ABSENT:** Mansfield

- 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
- RESULT:** APPROVED
- MOVER:** James P. Hilty Sr
- SECONDER:** Jay A. Musleh
- AYE:** Hilty Sr, Dreyer, Musleh, and Bethea Sr
- ABSENT:** Mansfield
- 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
- RESULT:** APPROVED
- MOVER:** Kristen M. Dreyer
- SECONDER:** James P. Hilty Sr
- AYE:** Hilty Sr, Dreyer, Musleh, and Bethea Sr
- ABSENT:** Mansfield
- 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
- RESULT:** APPROVED
- MOVER:** James P. Hilty Sr
- SECONDER:** Kristen M. Dreyer
- AYE:** Hilty Sr, Dreyer, Musleh, and Bethea Sr
- ABSENT:** Mansfield
- 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
- RESULT:** APPROVED
- MOVER:** Kristen M. Dreyer
- SECONDER:** James P. Hilty Sr
- AYE:** Hilty Sr, Dreyer, Musleh, and Bethea Sr
- ABSENT:** Mansfield

- 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
RESULT: APPROVED
MOVER: Jay A. Musleh
SECONDER: James P. Hilty Sr
AYE: Hilty Sr, Dreyer, Musleh, and Bethea Sr
ABSENT: Mansfield
- 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
RESULT: APPROVED
MOVER: James P. Hilty Sr
SECONDER: Kristen M. Dreyer
AYE: Hilty Sr, Dreyer, Musleh, and Bethea Sr
ABSENT: Mansfield
- 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
RESULT: PULLED
- 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
RESULT: APPROVED
MOVER: Kristen M. Dreyer
SECONDER: James P. Hilty Sr
AYE: Hilty Sr, Dreyer, Musleh, and Bethea Sr
ABSENT: Mansfield
- 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
RESULT: APPROVED
MOVER: James P. Hilty Sr
SECONDER: Kristen M. Dreyer
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- AYE:** Hilty Sr, Dreyer, and Bethea Sr
ABSENT: Mansfield, and Musleh
- 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
RESULT: APPROVED
MOVER: Kristen M. Dreyer
SECONDER: James P. Hilty Sr
- AYE:** Hilty Sr, Dreyer, Musleh, and Bethea Sr
ABSENT: Mansfield
- 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
RESULT: APPROVED
MOVER: James P. Hilty Sr
SECONDER: Jay A. Musleh
- AYE:** Hilty Sr, Dreyer, Musleh, and Bethea Sr
ABSENT: Mansfield
- 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
RESULT: APPROVED
MOVER: Jay A. Musleh
SECONDER: James P. Hilty Sr
- AYE:** Hilty Sr, Dreyer, Musleh, and Bethea Sr
ABSENT: Mansfield
- 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
RESULT: APPROVED
MOVER: James P. Hilty Sr
SECONDER: Kristen M. Dreyer
AYE: Hilty Sr, Dreyer, Musleh, and Bethea Sr
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- ABSENT:** Mansfield
- 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
- RESULT:** APPROVED
- MOVER:** James P. Hilty Sr
- SECONDER:** Kristen M. Dreyer
- AYE:** Hilty Sr, Dreyer, Musleh, and Bethea Sr
- ABSENT:** Mansfield
- 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
- RESULT:** APPROVED
- MOVER:** Kristen M. Dreyer
- SECONDER:** Jay A. Musleh
- AYE:** Hilty Sr, Dreyer, Musleh, and Bethea Sr
- ABSENT:** Mansfield
- 8t.** Approve the City of Ocala's State Housing Initiatives Partnership Annual Report for program closeout year 2019-2020
- Presentation By: James Haynes
- RESULT:** APPROVED
- MOVER:** James P. Hilty Sr
- SECONDER:** Kristen M. Dreyer
- AYE:** Hilty Sr, Dreyer, and Musleh
- ABSENT:** Mansfield, and Bethea Sr
- 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
- RESULT:** APPROVED
- MOVER:** Kristen M. Dreyer
- SECONDER:** Jay A. Musleh
- AYE:** Hilty Sr, Dreyer, and Musleh
- ABSENT:** Mansfield, and Bethea Sr

- 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
- RESULT:** APPROVED
- MOVER:** Jay A. Musleh
- SECONDER:** Ire J. Bethea Sr
- AYE:** Hilty Sr, Dreyer, Musleh, and Bethea Sr
- ABSENT:** Mansfield
- 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
- RESULT:** APPROVED
- MOVER:** Kristen M. Dreyer
- SECONDER:** James P. Hilty Sr
- AYE:** Hilty Sr, Dreyer, Musleh, and Bethea Sr
- ABSENT:** Mansfield
- 8x.** Approve selection of Tasha Osbourne to the Affordable Housing Advisory Committee by ballot vote
- Presentation By: Angel Jacobs
- RESULT:** NO VOTE TAKEN

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:** Jay A. Musleh
- SECONDER:** James P. Hilty Sr
- AYE:** Hilty Sr, Dreyer, Musleh, and Bethea Sr
- ABSENT:** Mansfield
- 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
- 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
- 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
- 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
- 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

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

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.

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

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

ABSENT: Mansfield

- 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

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: Jay A. Musleh

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

ABSENT: Mansfield

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)

Introduced By: James P. Hilty Sr

- 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)

Introduced By: Jay A. Musleh

- 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)

Introduced By: James P. Hilty Sr

12. Internal Auditor's Report**13. City Manager's Report**

Interim City Manager Pete Lee thanked staff and Council for their support

Item on the September 20, 2022 Council agenda to schedule a Workers Compensation Settlement Shade Meeting on October 4, 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 commented the Maritime Commission offered to donate the Ocala Victory Builder's Plate & Ocala Victory Ship's Clock to the City

Mayor Guinn requested information regarding the construction starting on September 12, 2022

Mayor Guinn discussed a positive feedback message received from a citizen regarding Electric Utility employee Paul Sookdeo & Firefighter Eric Young

16. City Attorney's Report

Update regarding new City Attorney transition

17. Informational Items

- a. Calendaring Items

17a1. Special City Council Meeting - Tuesday, September 13 - 5:00pm - City Hall, Council Chambers

b. Comments by Mayor

Mayor Guinn expressed support for Pete Lee as City Manager

c. Comments by Council Members

Council Member Dreyer thanked Police Chief Balken for hosting the virtual reality training and Fire Chief Welborn for the update

Council Member Hilty asked if the parking spaces on South Magnolia will have parking meters

Council Member Musleh commented on CEP funding and suggested scheduling a workshop to further discuss the matter

Council President Bethea discussed a situation Downtown

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

Adjourned at 7:26 pm