



# Ocala City Council Agenda - Final

## Tuesday, May 16, 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
  - Jeffery Bailey, Public Works
  - Tyson Dallas, Recreation & Parks
  - Steven Hill, Recreation & Parks
  - Samantha Mormile, Recreation & Parks
  - Tyson Powell, Recreation & Parks
  - Chandler Reeder, Recreation & Parks
  - Kyle Richardson, Recreation & Parks
  - Rafeal Wagner, Recreation & Parks

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

- 3a. [National Public Works Week Proclamation will be presented to Darren Park, Director of Public Works; Dwayne Drake, Sanitation Division Head; and to Tom Casey, Infrastructure Division Head](#)
- 3b. [Older Americans' Month Proclamation will be presented to Phyllis Silverman, Founder and President of Senior Resource Foundation of Ocala, and to Herb Silverman, Marketing and Webmaster to Senior Resource Foundation of Ocala](#)
- 3c. [Motorcycle Safety Awareness Month Proclamation will be presented to Bridgette Pace, ABATE of Florida, Inc., Forest Chapter President; Joseph Kremer; Greg Smale; John Melin; and Russell J. Pace](#)
- 3d. [Service Award - Sergeant John Hilton - Ocala Police Department - 15 Years of Service](#)
- 3e. [Service Award - Jeffrey Kerley - Recreation and Parks - 25 Years of Service](#)

**4. Presentations****5. Public Comments****6. Public Hearings**

- 6a. [Open a public hearing to receive comments concerning SunTran's proposed budget for FY 2022 which includes 5307 grant funding from the Federal Transit Administration, Florida Department of Transportation Block Grant funding, toll road revenue credits, and local matches from the City and County \(total budget of \\$3,352,854\)](#)

Presentation By: Tye Chighizola

- 6b. [Adopt Ordinance 2023-46 concerning a zoning change to R-3, Multi-family Residential, for approximately 15 acres of property located on the east side of SW 43rd Court in the 3600 block \(across from Saddlewood Elementary\) \(Case ZON23-45169\) \(Quasi-Judicial\)](#)

Presentation By: Tye Chighizola

**Introduced by:** Kristen M. Dreyer

- 6c. [Approve a Chapter 163 Development Agreement for approximately 26.63 acres of property located on the east side of SW 43rd Court in the 3600 block \(across from Saddlewood Elementary\) \(DMA23-45165\). This is the second of two public hearings. The first public hearing was held on May 2, 2023](#)

Presentation By: Tye Chighizola

- 6d. [Approve the sale of beer and wine for on-premise consumption for BWO Investment, LLC, d/b/a Best Western Ocala at 3701 SW 38th Ave. \(Quasi Judicial\)](#)

Presentation By: Tye Chighizola

## 7. **Second and Final Reading of Ordinances**

(All are Public Hearings)

- 7a. [Adopt Ordinance 2023-45 revising the language in section \(7\) c. 1. increasing the General Employees Retirement System benefit multiplier from 1.0% to 1.3%. The benefit for current retirees, Deferred Retirement Option Program \(DROP\) members, and vested terminated members shall change to reflect the 1.3 percent multiplier for all years of service prospectively beginning with the October 1, 2023 payment](#)

Presentation By: Devan Kikendall

**Introduced by:** Ire J. Bethea Sr

## 8. **General Business**

- 8a. [Approve direct supply purchase of traffic signal equipment with awarded vendors utilizing an approved Florida Department of Transportation contract in the amount of \\$454,010](#)

Presentation By: Darren Park

- 8b. [Approve a three-year contract with Clarke Environmental Mosquito Management, Inc. for mosquito control services with an aggregate expenditure amount not to exceed \\$240,000](#)

Presentation By: Darren Park

- 8c. [Approve Task Work Order with Kimley-Horn and Associates, Inc. for engineering services related to the wastewater force main upgrade from Lift Station No. 5 to No. 17 in the amount of \\$198,832](#)

Presentation By: Sean Lanier

- 8d. [Approve First Amendment to Miller Pipeline's Services Agreement for Water Resources Improvement Projects with an aggregate expenditure amount not to exceed \\$7,500,000](#)

Presentation By: Sean Lanier

- 8e. [Approve the purchase of a John Deere 5105M Utility Tractor with attachments for the Ocala International Airport in the amount of \\$113,763](#)

Presentation By: John King

- 8f. [Approve the purchase of a Toyota Model 50-8FG80U forklift from Southern States Toyotalift in the amount of \\$117,990](#)

Presentation By: John King

- 8g. [Approve the All-Requirements Project - Solar III Energy Participation Agreement for up to three megawatts of solar energy generation with the Florida Municipal Power Agency](#)

Presentation By: Doug Peebles

- 8h. [Adopt Resolution 2023-27 approving the FMPA All-Requirements Power Supply Project - Solar III Energy Participation Agreement and the three megawatts solar transfer from the Solar I to Solar III Participant Project](#)

**RES-2023-27**

Presentation By: Doug Peebles

- 8i. [Approve a one-year renewal of the contract with Florida Transformer, Inc. to refurbish, repair and dispose of transformers with an annual expenditure not to exceed \\$75,000](#)

Presentation By: Doug Peebles

- 8j. [Approve My 3 Rose Commercial Conceptual Subdivision Plan SUB21-44610](#)

Presentation By: Patricia Hitchcock

- 8k. [Approve a three-year contract with Cogent Communications, Inc. for the purchase of 20 Gigabit of internet bandwidth for a fourth diverse route and IPV4 addresses in the amount of \\$314,600](#)

Presentation By: Mel Poole

- 8l. [Approve five-year renewal with CenturyLink Communications, LLC d/b/a Lumen Technologies Group for leasing dark fibers in the amount of \\$121,950](#)

Presentation By: Mel Poole

- 8m. [Approve Fixed Base Operator Lease Amendment No. 2 with Sheltair Ocala, LLC to accommodate hangar development expansion at the Ocala International Airport](#)

Presentation By: Matthew Grow

- 8n. [Approve the purchase of a new SWAT transport vehicle for the Ocala Police Department for \\$154,785](#)

Presentation By: Michael Balken

- 8o. [Approve a two-year contract for professional concert production services with Oniram Productions, Inc. in an amount not to exceed \\$142,350](#)

Presentation By: Leslie Nottingham

- 8p. [Approve an easement agreement and a special warranty deed from the Hidden Village Homeowners' Association conveying SE 27th Loop and SE 27th Street to the City](#)

Presentation By: Tye Chighizola

**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 Ocala Community Redevelopment Agency Fiscal Year 2022 Annual Report](#)

Presentation By: Aubrey Hale

- 9b.** [Adopt Budget Resolution 2023-140 amending the Fiscal Year 2022-2023 budget to transfer funds from airport reserve for contingencies for the purchase of a John Deere utility tractor in the amount of \\$113,763](#) **[BR-2023-140](#)**  
Presentation By: Cindy Krepps
- 9c.** [Adopt Budget Resolution 2023-141 amending the Fiscal Year 2022-2023 budget to transfer funds from the gas tax reserve for fund balance for the purchase of traffic signal cabinets in the amount of \\$254,010](#) **[BR-2023-141](#)**  
Presentation By: Cindy Krepps
- 9d.** [Adopt Budget Resolution 2023-142 accepting a donation from Ocala Main Street to the Ocala-Marion Mentorship Program in the amount of \\$8,453](#) **[BR-2023-142](#)**  
Presentation By: Cindy Krepps
- 9e.** [Approve a one-year renewal with Brian Bombassei, Inc. for miscellaneous pavement striping services with an expenditure not to exceed \\$30,000](#)  
Presentation By: Darren Park
- 9f.** [Approve three-year contract with Thompson Consulting Services, LLC for the provision of primary emergency debris removal monitoring services](#)  
Presentation By: Darren Park
- 9g.** [Approve three-year contract with Tetra Tech, Inc., for the provision of secondary emergency debris removal monitoring services.](#)  
Presentation By: Darren Park
- 9h.** [Approve Labor Attorney invoices for the month of March 2023 in the amount of \\$78.00](#)  
Presentation By: Devan Kikendall
- 9i.** [Approve agreement with the School Board of Marion County, Florida for rental of buses for the City's summer programs in the amount of \\$800](#)  
Presentation By: John Spencer
- 9j.** [Approve the release of a Right to Cross Easement granted by Jake Jacobs](#)  
Presentation By: Tracy Taylor
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- 9k. [Approve contract with R&R Builders, LLC, for the rehabilitation of the Nelson residence located at 1018 West Silver Springs Place for a total project cost not to exceed \\$59,465](#)

Presentation By: James Haynes

- 9l. [Approve contract with R&R Builders, LLC, for the rehabilitation of the Hampton residence located at 1324 SE 18th Place for a total project cost not to exceed \\$84,050](#)

Presentation By: James Haynes

- 9m. [Approve Memorandum of Lease for PRP Hangars, LLC](#)

Presentation By: Matthew Grow

- 9n. [Approve First Amendment to Commercial Contract for Purchase and Sale of seven acres at the Ocala International Airport by Boyd-Mox Development LLC](#)

Presentation By: Matthew Grow

- 9o. [Approve the Third Amendment to the Cooperative Purchasing Agreement for the Provision of Building Inspection and Plan Review Services with M.T. Causley, LLC](#)

Presentation By: Jeff Shrum

- 9p. [Outside Counsel Invoices - April 2023](#)

Presentation By: William E. Sexton

- 9q. [Approve Regular Meeting City Council minutes from May 2, 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 - None**

**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, May 29 - Memorial Day Holiday - City Offices Closed
  - Monday, June 19 - Juneteenth Holiday - City Offices Closed
  - 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.** [T-Ball field usage at Jervey Gantt](#)

**17d2.** [Executed Contracts under \\$50,000](#)

**18. Adjournment**