



## Ocala City Council Agenda - **Revised** Tuesday, February 15, 2022

### **Meeting Information**

#### *Location*

Ocala City Hall  
110 SE Watula Avenue  
Second Floor - Council Chambers  
Ocala, Florida

<https://ocalafl.org/meetings>

#### *Time*

5:00 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

#### City Manager

Sandra Wilson

### **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 - 6a added Redline

**1. Call to Order**

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

**2. Public Notice**

**3. Proclamations & Awards**

- a. [Service Award - Brett Ortagus - Fire Rescue - 25 years of Service](#)
- b. [Engineers Week Proclamation - Florida Engineering Society Forest Chapter members and Amber Gartner, Region 2 Vice President](#)

**4. Presentations**

**5. Public Comments**

**6. Public Hearings**

- a. [Approve a Chapter 163 Concurrency Development Agreement for approximately 23.51 acres of property located at 2550 SE 24th Street \(Parcel # 29850-000-27\) \(CDA21-44540\). This is the second of two public hearings. The first public hearing was held on December 21, 2021. This public hearing was postponed from the January 4, 2022 and February 1, 2022 City Council Meetings.](#)

Presentation By: Tye Chighizola

- b. [Adopt Ordinance 2022-13 for a zoning change to R-3, Multi-Family Residential, for approximately 23.51 acres of property located at 2550 SE 24th Street \(Parcel # 29850-000-27\) \(Case ZON21-44541\). This public hearing was postponed from the January 4, 2022 and February 1, 2022 City Council Meetings \(Quasi-Judicial\)](#)

**ORD-2022-13**

Presentation By: Tye Chighizola

**Introduced by:** Jay A. Musleh

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

(All are Public Hearings)

- a. [Adopt Ordinance 2022-20 to adjust the General Employees' Retirement System investment assumption rate](#)

**ORD-2022-20**

Presentation By: Doug Peebles

**Introduced by:** James P. Hilty Sr

- b. [Adopt Ordinance 2022-21 for a zoning change from B-4, General Business, to M-1, Light Industrial, for approximately 7.72 acres of property located at 2905 and 2957 N Pine Avenue \(Case ZON21-44608\) \(Quasi-Judicial\).](#) **ORD-2022-21**

Presentation By: Tye Chighizola

**Introduced by:** Kristen M. Dreyer

## 8. General Business

- a. [Approve three-year contract with Ford of Ocala and Advance Auto Parts to supply consignment auto parts for an estimated expenditure of \\$500,000](#)

Presentation By: John King

- b. [Approve the purchase of physical security devices including digital cameras, building access controls, building alarms, and server storage from Morse Communications for the Mary Sue Rich Community Center in the estimated amount of \\$116,363](#)

Presentation By: Christopher Ramos

- c. [Approve award of contract to Marion Rock, Inc. for the Lift Station #91 Force Main Upgrade project for the bid of \\$3,032,916 plus 10% contingency for a total of \\$3,336,208](#)

Presentation By: Sean Lanier

- d. [Approve two-year contract with C.W. Roberts Contracting, Inc. for the Parking Lot Improvement Program with a contract value not to exceed \\$1,000,000](#)

Presentation By: Sean Lanier

## 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.

- a. [Amend existing agreement for litter control services with Wear Gloves Inc. for an additional contract expenditure of \\$28,600](#)

Presentation By: Darren Park

- b. [Approve the purchase of a Bauer air cascade system from Breathing Air Systems Inc. of Ocala in the amount of \\$59,952](#)

Presentation By: Clint Welborn

- c. [Approve 2-year contract with Frank Fraunfelter, M.D. as the Medical Director for Ocala Fire Rescue in the amount of \\$60,000](#)

Presentation By: Clint Welborn

- d. [Adopt Budget Resolution 2022-129 amending the Fiscal Year 2021-2022 budget to transfer funds from the Infrastructure Sales Surtax Reserve account for the purchase of a Cascade System in the amount of \\$9,952](#)

**BR-2022-129**

Presentation By: Tammi Haslam

- e. [Adopt Budget Resolution 2022-130 amending the Fiscal Year 2021-2022 budget to appropriate funds from the General Fund Reserve for Contingencies to cover expenditures incurred as a result of a judgment for taxable cost in the amount of \\$67,472](#)

**BR-2022-130**

Presentation By: Tammi Haslam

- f. [Approve the purchase of two Vaughan turbo mixers from FJ Nugent & Associates, Inc. for \\$66,412](#)

Presentation By: Sean Lanier

- g. [Approve the first renewal option with Univar Solutions USA, Inc. to supply hydrofluosilicic acid used at Water Treatment Plant No. 1 in the amount of \\$45,000](#)

Presentation By: Sean Lanier

- h. [Approve the release of an Electric Line Easement \(above ground line\) that will be replaced by an Electric Utility Easement to facilitate an underground line on Marion County Parcel #31865-000-00.](#)

Presentation By: Tracy Taylor

- i. [Approve two Quit Claim Deeds \(QCD\) for parcels 21818-000-00 and 21817-002-00 to correct legal description errors and release mineral rights.](#)

Presentation By: Tracy Taylor

- j. [Approve contract for rehabilitation of the Weems residence located on NW 2nd Street to Algat Enterprises, Inc. for a total project cost not to exceed \\$79,425](#)

Presentation By: James Haynes

- k. [Approve January 2022 city attorney invoices for general city business legal services in the amount of \\$34,636.25 and for risk management-related legal service in the amount of \\$7,942.75](#)

Presentation By: Robert W. Batsel, Jr.

- l. [Approve City Council Work Session Minutes for Tuesday, January 25, 2022](#)

Presentation By: Angel Jacobs

- m. [Approve Regular Meeting City Council Minutes for Tuesday, February 1, 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 - 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**

- a. [Approve start time of recurring attorney-client meeting pursuant to Florida Statute § 286.011 in the matter of Discount Sleep of Ocala et al vs. City of Ocala](#)

Presentation By: Robert W. Batsel, Jr.

**17. Informational Items**

- a. Calendaring Items

17a1. City Council meeting start time changes to 4:00 pm starting Tuesday, March 1st

17a2. City Council Strategic Planning Session - Tuesday, March 22nd - 8:30am - 12:00pm - Location TBD

- b. Comments by Mayor
- c. Comments by Council Members
- d. Informational

- a. [Executed Contracts under \\$50,000](#)

**18. Adjournment**