



Ocala City Council Agenda - Final

Tuesday, May 2, 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
 - Lisa Singleton, Growth Management
 - Todd Swanson, HR & Risk Management
 - Avis Davis, Recreation & Parks
 - Darryl Gutierrez, Recreation & Parks
 - Wesley Hogan, Recreation & Parks
 - Ronald Lewis, Recreation & Parks
 - Christina Morris, Recreation & Parks
 - David Ricks, Recreation & Parks
 - Khristian Roberts, Recreation & Parks
 - Terra West, Recreation & Parks

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

- 3a. [Historic Preservation Month Proclamation will be presented to Breah Miller, Planner II; Gus Gianikas CRA Manager; Shari D. Ausley, Chair-Ocala Historic Preservation Advisory Board; Christina Anne Snook, Vice Chair-Ocala Historic Preservation Advisory Board; Matt Grow, Board Member-Historic Ocala Preservation Society, and to Pamela Stafford, board member - Historic Ocala Preservation Society](#)
- 3b. [Jewish American Heritage Month Proclamation will be presented to Rabbi Yossi Hecht, Director of the Chabad Jewish Center of Ocala, Florida](#)
- 3c. [Drinking Water Week Proclamation will be presented to Sean Lanier, Water Resources Director and City Engineer; Rusella Bowes-Johnson, Water Resources Assistant Director; Robyn Preston, Manager of Water Treatment & Reclamation; Ryan Tassa, Lead Water Treatment Plant Operator; and to the Water Operators](#)
- 3d. [Andrea Ditto, Chair of the Florida Section of the American Water Works Association Region XI, will be presenting the Best-Tasting Drinking Water 2023 Region XI award to Sean Lanier, Water Resources Director and City Engineer; Rusella Bowes-Johnson, Water Resources Assistant Director; Robyn Preston, Manager of Water Treatment & Reclamation; Ryan Tassa, Lead Water Treatment Plant Operator; and to the Water Operators](#)

- 3e. [American Wetlands Month Proclamation will be presented to Sean Lanier, Water Resources Director and City Engineer; Rusella Bowes-Johnson, Water Resources Assistant Director; Robyn Preston, Manager of Water Treatment and Reclamation; and to Gabriela Sullivan, Water Resources Conservation Coordinator](#)
- 3f. [Proclamation calling for a General Election for Tuesday, September 19, 2023](#)

4. Presentations

5. Public Comments

6. Public Hearings

- 6a. [Open a public hearing concerning 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 first of two public hearings. The second and final public hearing is scheduled for May 16, 2023, at 4:00 pm](#)

Presentation By: Tye Chighizola

7. Second and Final Reading of Ordinances - None

8. General Business

- 8a. [Adopt Budget Resolution 2023-137 amending the Fiscal Year 2022 - 2023 budget to provide a supplemental appropriation to reconcile cash balance forward accounts and for the continuation of projects not completed in Fiscal Year 2021 - 2022 in the amount of \\$77,167,433](#)

BR-2023-137

Presentation By: Tammi Haslam

- 8b. [Approve one-year renewal with All Seasons Landscape Contractors, Inc. for street sweeping services in the amount of \\$239,640](#)

Presentation By: Darren Park

- 8c. [Approve contract with R&R Builders, LLC, for the rehabilitation of the Pennington residence located at 322 NE 12th Avenue for a total project cost not to exceed \\$157,100](#)

Presentation By: James Haynes

- 8d. [Approve Community Development Block Grant-Corona Virus Grant Sub-Recipient Agreement with the Greater Ocala Community Development Corporation to execute a micro-business loan program in the amount of \\$200,000](#)

Presentation By: James Haynes

- 8e. [Approve a three-year contract with The Fishel Company for third party pole attachment analysis services for Ocala Electric Utility in the estimated amount of \\$900,000](#)

Presentation By: Doug Peebles

- 8f. [Approve the purchase of electric meters from Wesco Distribution, Inc. with an estimated expenditure of \\$250,000](#)

Presentation By: Doug Peebles

- 8g. [Adopt Resolution 2023-26 approving an amendment to the Public Transportation Grant Agreement \(PTGA\) 449858-1-94-01 with the Florida Department of Transportation for design and construction of the north T-hangar access road in the amount of \\$500,000](#)

RES-2023-26

Presentation By: Matt Grow

- 8h. [Approve the Legal Services Agreement with Roper, P.A. for outside counsel services](#)

Presentation By: William E. Sexton

- 8i. [Approve appointment of and establish compensation for Jared R. Gainey as Assistant City Attorney](#)

Presentation By: William E. Sexton

- 8j. [Approve settlement in the matter of Cynthia Haile v. the City of Ocala, Florida in the amount of \\$100,000](#)

Presentation By: William E. Sexton

- 8k. [Approve a two-year contract with C.W. Roberts Contracting, Inc. for the Transportation Rehabilitation Improvement Program with an aggregate expenditure not to exceed \\$5,000,000](#)

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.

- 9a. [Approve the First Amendment to the Contract for Sale and Purchase of property between the City of Ocala and Newco Homes of Ocala Inc.](#)

Presentation By: Sean Lanier

- 9b. [Adopt Budget Resolution 2023-138 amending the Fiscal Year 2022-23 budget to appropriate \\$500,000 in additional grant funding from the Florida Department of Transportation and transfer an additional \\$125,000 from the Airport reserve for contingencies account for design and construction of the north T-hangar access road for a total amount of \\$625,000](#) **BR-2023-138**
- Presentation By: Tammi Haslam
- 9c. [Approve renewal of Trakit software maintenance with Superior LLC for six months at an estimated expenditure of \\$23,512](#)
- Presentation By: Tye Chighizola
- 9d. [Adopt Budget Resolution 2023-139 amending the fiscal year 2022-2023 budget to appropriate funds from the reserve building fund for related expenses in the amount of \\$57,012](#) **BR-2023-139**
- Presentation By: Tye Chighizola
- 9e. [Approve appointment of Antoinette Hunt to the Brownfields Advisory Committee for an unexpired four-year term ending March 1, 2027](#)
- Presentation By: Aubrey Hale
- 9f. [Accept the grant of an avigation easement from TBMI II, LLC, over property located on the east side of SW 60th Avenue, between SW 31st Street and SW 38th Street, approximately 61.39 acres](#)
- Presentation By: Patricia Hitchcock
- 9g. [Approve College Park Townhomes Final Plat \(SUB22-44997\)](#)
- Presentation By: Patricia Hitchcock
- 9h. [Approve Heath Preserve Phase 1 and 2 Final Plat \(SUB22-44738\)](#)
- Presentation By: Patricia Hitchcock
- 9i. [Approve estoppel certificate as required by the fixed base operator lease with Sheltair Aviation Ocala, LLC](#)
- Presentation By: Matthew Grow
- 9j. [Approve Supervisor of Elections recommendation for the 2023 Early Voting period](#)
- Presentation By: Angel Jacobs
- 9k. [Approve Regular Meeting City Council Minutes from April 18, 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

(Second and Final Reading - May 16, 2023)

11a. [Introduce 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](#) **[ORD-2023-45](#)**

11b. [Introduce 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 \(across from Saddlewood Elementary\) \(Case ZON23-45169\) \(Quasi-Judicial\)](#) **[ORD-2023-46](#)**

12. Internal Auditor's Report - None**13. City Manager's Report**

13a. Rescheduling of July 4, 2023 City Council meeting

14. Police and Fire Department Report**15. Mayor's Report****16. City Attorney's Report****17. Informational Items**

17a. Calendaring Items

17a1. Community Redevelopment Area Agency Meeting - May 16, 2023 - 3:45pm - Council Chambers

17b. Comments by Mayor

17c. Comments by Council Members

17d. Informational

17d1. [Power Cost Adjustment Report - March 2023](#)

17d2. [Monthly budget to actual report and Capital Improvement Project status report as of March 31, 2023](#)

17d3. [Executed Contracts Under \\$50,000](#)

18. Adjournment