



Ocala

City Council

Synopsis

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.org

Tuesday, April 19, 2022

4:00 PM

1. Call to Order

1. Opening Ceremony
 1. Invocation - Chaplain John Hanks
 2. Pledge of Allegiance
2. 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 April 19, 2022 City Council Regular Meeting was posted on February 15, 2022

3. Proclamations & Awards

- 3a. Service Award - Officer Roger Wissinger, Jr., - Ocala Police Department - 25 Years of Service

4. Presentations

5. Public Comments

6. Public Hearings

- 6a. Approve a Donation Agreement between the City of Ocala, W.G. One Corp, and Country Green, LLP for properties that will be used for right of way concerning the extension of SW 44th Avenue.

Presentation By: Tye Chighizola

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Barry Mansfield

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

- 6b. Approve a Concurrency Development Agreement between the City of Ocala, W.G. One Corp, and Country Green, LLP for property located in the 4300 block of SW 20th Street

(Parcels # 23320-005-25 and 23812-000-00/Wintergreen PD) (CDA21-44613). This is the second of two public hearings. The first public hearing was held on January 4, 2022. Postponed from the January 18, 2022, March 1, 2022 and March 15, 2022 City Council Meetings.

Presentation By: Tye Chighizola

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

- 6c.** Approve a Concurrency Development Agreement between the City of Ocala and Country Green, LLP for property located at the 5300 block of SW 20th Street (Parcel # 23320-005-03/Country Green PD) (CDA21-44612). This is the second of two public hearings. The first public hearing was held on January 4, 2022. Postponed from the January 18, 2022, March 1, 2022 and March 15, 2022 City Council Meetings.

Presentation By: Tye Chighizola

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: James P. Hilty Sr

- 6d.** Adopt a "Second Amendment to Concurrency Agreement and Contribution Agreement" to be entered into pursuant to Sections 163.3220 through 163.3243, inclusive, Florida Statutes, between the City of Ocala (City) and KAS OCALA, LLC, project CDA22-44744. This is the second of two public hearings. The first public hearing was held on Tuesday, April 19, 2022.

Presentation By: Tye Chighizola

- 6e.** 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) (DMA22-44686). This is the second of two public hearings. The first public hearing was held on March 1, 2022. Postponed from the March 15, 2022 and April 19, 2022 City Council Meetings.

Presentation By: Tye Chighizola

RESULT: POSTPONED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

- 6f.** Adopt Ordinance 2022-25 for 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 ZON22-44645) (Quasi-Judicial). Postponed from the March 15, 2022 and April 19, 2022 City Council Meetings.

Presentation By: Tye Chighizola

Introduced By: Barry Mansfield

RESULT: POSTPONED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

- 6g.** Approval of Future Land Use Policy transmittal to Florida Department of Economic Opportunity for approximately 61.39 acres of property located at the east side of SW 60th Avenue, between SW 31st Street and SW 38th Street, including staff recommendations (Case FLUP22-44631).

Presentation By: Tye Chighizola

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

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

7. Second and Final Reading of Ordinances

(All are Public Hearings - Items 7g and 7h will be heard at 5:00pm or as soon as possible thereafter)

- 7a.** Adopt Ordinance 2022-33 that enables the City to conduct criminal background checks on employees, appointed positions, and third parties doing business with or in the City of Ocala where the City determines such screenings are necessary for security or public safety reasons. This ordinance is authorized by Florida Statute, § 166.0442.

Presentation By: Robert Batsel Jr.

Introduced By: Jay A. Musleh

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Barry Mansfield

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

- 7b.** Adopt Ordinance 2022-34 for a zoning change from GU, Governmental Use, to B-2, Community Business, for approximately 4.19 acres of property located at 2735 E Silver Springs Blvd (Case ZON22-44665) (Quasi-Judicial)

Presentation By: Tye Chighizola

Introduced By: Kristen M. Dreyer

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: James P. Hilty Sr

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

- 7c.** Adopt Ordinance 2022-35 for zoning change from B-2 Community Business, to R-3, Multi-family Residential, for approximately 19.34 acres of property located at the dead end of SW 40th Ave, south of SW 43rd Street (Case ZON22-44689) (Quasi-Judicial).

Presentation By: Tye Chighizola

Introduced By: Barry Mansfield

- RESULT:** ADOPTED
MOVER: Barry Mansfield
SECONDER: Kristen M. Dreyer
AYE: Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea
- 7d. Adopt Ordinance 2022-36 for an annexation of approximately 35.6 acres of property located at 3848 NW 27TH AVE (Case ANX22-44696).
- Presentation By: Tye Chighizola
Introduced By: James P. Hilty Sr
RESULT: ADOPTED
MOVER: James P. Hilty Sr
SECONDER: Barry Mansfield
AYE: Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea
- 7e. Adopt Ordinance 2022-37 for a land use change of approximately 35.6 acres of property located at the SE corner of 3848 NW 27TH AVE (Case LUC22-44697).
- Presentation By: Tye Chighizola
Introduced By: Barry Mansfield
RESULT: ADOPTED
MOVER: Barry Mansfield
SECONDER: James P. Hilty Sr
AYE: Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea
- 7f. Adopt Ordinance 2022-38 a zoning change from General Agriculture, A-1 (County), to Medium Industrial, M-2 (City), for approximately 35.6 acres of property located at SE corner of 3848 NW 27TH AVE (Case ZON22-44698) (Quasi-Judicial)
- Presentation By: Tye Chighizola
Introduced By: James P. Hilty Sr
RESULT: ADOPTED
MOVER: James P. Hilty Sr
SECONDER: Jay A. Musleh
AYE: Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea
- 7g. Adopt Ordinance 2022-31 concerning an amendment to the code of ordinances to allow multi-family dwellings in the Shopping Center zoning district (Case COD22-44701). This is the second of two public hearings. The first public hearing was held on April 5, 2022.
- Presentation By: Tye Chighizola
Introduced By: Jay A. Musleh
RESULT: ADOPTED
MOVER: Jay A. Musleh
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SECONDER: James P. Hilty Sr

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

- 7h.** Adopt Ordinance 2022-32 concerning an amendment to the code of ordinances to create a definition for a satellite hospital emergency room and allow the use in the Institutional, B-4, B-5, and SC zoning districts (Case COD22-44700). This is the second of two public hearings. The first public hearing was held on April 5, 2022.

Presentation By: Tye Chighizola

Introduced By: James P. Hilty Sr

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

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

8. General Business

- 8a.** Approve Florida Department of Environmental Protection Grant Agreement No. WG093 for citywide wastewater system improvements with grant funding of \$1,750,000

Presentation By: Sean Lanier

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Jay A. Musleh

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

- 8b.** Approve final one-year renewal with Marcum Enterprises, LLC for annual sidewalk maintenance and repair services with a value not to exceed \$150,000

Presentation By: Sean Lanier

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: James P. Hilty Sr

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

- 8c.** Approve two-year contract with Tip Top Tree Experts, LLC (as primary) and Marion Tree and Stump Removal, LLC (as secondary) for tree trimming and removal services with an annual estimated expenditure of \$400,000

Presentation By: Darren Park

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Barry Mansfield

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

- 8d.** Approve three-year contract with Millennium Floor Care LLC to provide city-wide janitorial services in the amount of \$380,484

Presentation By: John King

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: James P. Hilty Sr

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

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: James P. Hilty Sr

SECONDER: Jay A. Musleh

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

- 9a.** Amend existing agreement to add five north drainage retention mowing areas utilizing multiple Diverse Small Business Enterprise vendors with an additional expenditure of \$53,176.11

Presentation By: Darren Park

- 9b.** Approve Conceptual Subdivision Plan for West Oak Phase 2 Residential

Presentation By: Aubrey Hale

RESULT: PULLED

- 9c.** Adopt Resolution 2022-30 amending the Public Transportation Grant Agreement with the Florida Department of Transportation (FM 449123-1-94-01) for airfield pavement markings and Fog Seal totaling \$64,320

Presentation By: Matthew Grow

- 9d.** Adopt Resolution 2022-31 approving Public Transportation Grant Agreement with the Florida Department of Transportation (FM 422449-4-94-01) for Upgrade Air Traffic Control Tower Equipment at Ocala International Airport in the amount of \$60,000

Presentation By: Matthew Grow

- 9e.** Adopt Resolution 2022-32 approving Public Transportation Grant Agreement with the Florida Department of Transportation (FM 450682-1-94-01) for Airport Layout Plan Update at Ocala International Airport in the amount of \$39,916

Presentation By: Matthew Grow

- 9f.** Approve adding the following City-owned parcels on SW 60th Avenue to the Surplus Property List: 23820-015-01, 23820-015-02, and 23820-015-03

Presentation By: Tracy Taylor

- 9g.** Adopt Budget Resolution 2022-145 amending the Fiscal Year 2021-2022 budget to appropriate grant funding from the Florida Department of Transportation (SPTGA #450682-1-94-01) in the amount of \$39,916 and matching City funds in the amount of

\$9,979

Presentation By: Tammi Haslam

- 9h.** Adopt Budget Resolution 2022-146 amending the Fiscal Year 2021-2022 budget to appropriate grant funding from the Florida Department of Transportation (FM 449123-1-94-01) for airfield pavement marking and Fog Seal in the amount of \$64,320

Presentation By: Tammi Haslam

- 9i.** Adopt Budget Resolution 2022-147 amending the Fiscal Year 2021-2022 budget to appropriate funds for Grant Agreement No. WG093 with the Florida Department of Environmental Protection for Citywide Wastewater System Improvements in the amount of \$1,750,000.

Presentation By: Tammi Haslam

- 9j.** Adopt Budget Resolution 2022-148 amending the Fiscal Year 2021-2022 budget to appropriate grant funding from the Florida Department of Transportation (FM 422449-4-94-01) for Upgrade Air Traffic Control Tower Equipment at Ocala International Airport in the amount of \$60,000

Presentation By: Tammi Haslam

- 9k.** Adopt Budget Resolution 2022-150 amending the Fiscal Year 2021-2022 budget to transfer funds from the General Fund Reserve for Contingencies to cover expenditures incurred as a result of legal notices totaling \$55,029

Presentation By: Tammi Haslam

- 9l.** March 2022 city attorney invoices for general city business legal services in the amount of \$33,720.75 and for risk management-related legal services in the amount of \$3,501.86

Presentation By: Robert W. Batsel, Jr.

- 9m.** Approve City Council Work Session Minutes for Monday, March 28, 2022

Presentation By: Angel Jacobs

- 9n.** Approve Regular Meeting City Council Minutes for Tuesday, April 5, 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 - May 3, 2022)

- 11a.** Adopt Ordinance 2022-39 concerning a zoning change from M-3, Heavy Industrial, to M-2, Medium Industrial, for approximately 3.2 acres of property located approximately 450 feet east of NW Martin Luther King Jr. Avenue in the 1700 block (Case ZON22-44673) (Quasi-Judicial)

Presentation By: Tye Chighizola

Introduced By: Barry Mansfield

RESULT: INTRODUCED

- 11b.** Adopt Ordinance 2022-40 approving a future land use policy for approximately 88.73 acres of property located northeast of the intersection of Southwest Seventh Avenue and Southwest 32nd Street near Lake Louise (Case FLUP21-44568)

Presentation By: Tye Chighizola

Introduced By: Kristen M. Dreyer

RESULT: INTRODUCED

- 11c.** Adopt Ordinance 2022-41 amending the Future Land Use Designation from Medium Residential (County) to Low Intensity for approximately 88.73 acres of property located northeast of the intersection of Southwest 7th Avenue and Southwest 32nd Street near Lake Louise (Case LUC21-0003)

Presentation By: Tye Chighizola

Introduced By: James P. Hilty Sr

RESULT: INTRODUCED

12. Internal Auditor's Report - None

13. City Manager's Report

- 13a.** Additional Homestead Exemptions for Person 65 and Older

Ms. Wilson commented on the Class 3 rating for the National Flood Insurance Program community rating system

Ms. Wilson discussed the nine proposals for executive recruitment firms

13b. Ocala Fiber Network Update

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 shared his experience helping a property owner restore electricity for families

16. City Attorney's Report

17. Informational Items

- a. Calendaring Items
 - Community Redevelopment Area Agency Board meeting - May 3, 2022 - 3:45pm
- b. Comments by Mayor
- c. Comments by Council Members

Council Member Mansfield discussed findings of a whistle blower complaint.

17c1. Approve terminating the contract of City Manager Sandra Wilson

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RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: James P. Hilty Sr

AYE: Hilty Sr, Dreyer, and Mansfield

NAY: Musleh, and Bethea

17c2. Approve appointment of Peter Lee as Interim City Manager

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RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: James P. Hilty Sr

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

d. Informational

17d1. Executed Contracts Under \$50,000

18. Adjournment

7:11 PM

Adjourned at 7:11 p.m.

Minutes

Ire Bethea Sr.
Council President

Angel B. Jacobs
City Clerk