



Ocala City Council Agenda - Final

Tuesday, April 5, 2022

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

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.

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**

- 3a. [City of Ocala Healthcare Decisions Day Proclamation will be presented to Hospice of Marion County CEO Rick Bourne, Hospice of Marion County Director of Communications Brynett Gamba, and Hospice of Marion County Community Awareness Manager Jessica McCune.](#)
- 3b. [Water Conservation Month Proclamation will be presented to the Southwest Florida Water Management District Government Affairs Program Manager Frank Gargano and City Staff.](#)

4. Presentations

- 4a. [Municipal Separate Storm Sewer Systems MS4 City Permit](#)

Presentation By: James Pogue

5. Public Comments**6. Public Hearings**

- 6a. [Open a public hearing and introduce Ordinance 2022-31 for an amendment to the code of ordinances to allow multi-family dwellings in the Shopping Center zoning district \(Case COD22-44701\). This is the first of two public hearings. The second and final public hearing is scheduled for April 19, 2022 at 5:00 pm](#)

ORD-2022-31

Presentation By: Tye Chighizola

- 6b. [Open a public hearing and introduce Ordinance 2022-32 for 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 first of two public hearings. The second and final public hearing is scheduled for April 19, 2022 at 5:00 pm](#)

ORD-2022-32

Presentation By: Tye Chighizola

- 6c. [Approve the sale of beer and wine for on-premise consumption for Madras Café, LLC d/b/a Madras Café located at 2800 SW 24th Ave #101 \(Quasi-Judicial\)](#)

Presentation By: Tye Chighizola

- 6d. [Approve the sale of beer and wine for on-premise consumption for Pro Nails of Ocala, LLC d/b/a Pro Nails at 5400 SW College Rd #107 \(Quasi-Judicial\)](#)

Presentation By: Tye Chighizola

7. Second and Final Reading of Ordinances - None

8. General Business

- 8a. [Approve agreement with Utility Metering Solutions, LLC. for the installation and integration of a fixed network metering system for the Water Resources Department in the estimated amount of \\$732,595](#)

Presentation By: Sean Lanier

- 8b. [Approve one-year renewal of the continuing contract with Marion Rock, Inc. for the Drainage Rehabilitation Improvement Program construction services in the amount of \\$1,500,000](#)

Presentation By: Sean Lanier

- 8c. [Approve one-year renewal agreement with the School Board of Marion County to provide fiber services to metropolitan area network schools with gross revenue in the amount of \\$1,238,917](#)

Presentation By: Mel Poole

- 8d. [Approve three-year agreement with Lumen Technologies Group to purchase bandwidth to support internet usage with a total expenditure of \\$131,580](#)

Presentation By: Mel Poole

- 8e. [Approve three-year agreement with Lumen Technologies Group to purchase an additional 20 Gigs bandwidth to support network usage with an expenditure of \\$302,472](#)

Presentation By: Mel Poole

- 8f. [Approve one-year contract renewal with Davey Resource Group for Electric Department tree trimming and line clearance services at an estimated cost of \\$2,500,000](#)

Presentation By: Doug Peebles

- 8g. [Approve three-year contract with Optimize Manpower Solutions, Inc. for as-needed citywide temporary personnel services with an estimated annual expenditure of \\$400,000](#)

Presentation By: Tiffany Kimball

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

Presentation By: Darren Park

- 8i. [Approve moving forward with construction of aviation themed playground at Ocala Airport](#)

Presentation By: Matthew Grow

- 8j. [Adopt Budget Resolution 2022-138 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 loan closing costs totaling \\$144,500](#)

[BR-2022-138](#)

Presentation By: Tammi Haslam

- 8k. [Adopt Budget Resolution 2022-139 to accept and appropriate local matching funds in the amount of \\$552,000; \\$16,836 from the disposition of old SunTran buses; and \\$145,000 from bus fares, bus passes and fuel tax refunds to support the Ocala/Marion County Public Transit System, SunTran, for a total of \\$713,836](#)

[BR-2022-139](#)

Presentation By: Tammi Haslam

- 8l. [Approve a subrecipient agreement with the Boys & Girls Clubs of Marion County, Inc. to provide touchless drinking fountains, chairs, portable bleachers, purchase and installation of a SMART Board, laptop computers, an upgrade to the HVAC system, and a used passenger van using CDBG-CV3 funds pending final legal review with a total not to exceed \\$140,693](#)

Presentation By: James Haynes

- 8m. [Adopt Resolution 2022-27 entering into a Grant Agreement between the Federal Transit Administration and the City of Ocala to receive American Rescue Plan Act Grant funding in the amount of \\$627,007](#)

[RES-2022-27](#)

Presentation By: Tye Chighizola

- 8n. [Adopt Budget Resolution 2022-140 reducing building permit fees to comply with Florida Statutes 553.80\(7\)\(a\).](#)

[BR-2022-140](#)

Presentation By: Tye Chighizola

- 8o. [Approve advertisement of the quote solicitation for recruitment services for an in-house attorney](#)

Presentation By: Chris Watt

- 8p. [Approve a change to section 3-2 of the Employee Handbook adding Juneteenth as a City holiday](#)

Presentation By: Chris Watt

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 purchase of two sets of battery-powered extrication equipment from Purchase Point Equipment Supply, LLC in the amount of \\$73,992](#)

Presentation By: Clint Welborn

- 9b. [Adopt Budget Resolution 2022-141 amending the Fiscal Year 2021-2022 budget to transfer funds from the Infrastructure Sales Surtax Reserve account to supplement the purchase of two sets of battery powered extrication equipment in the amount of \\$4,837](#)

BR-2022-141

Presentation By: Tammi Haslam

- 9c. [Adopt Budget Resolution 2022-142 amending the Fiscal Year 2021-2022 budget to supplement the purchase of two electric refuse vehicles by transferring funds from Sanitation's Reserve for Contingencies in the amount of \\$96,398](#)

BR-2022-142

Presentation By: Tammi Haslam

- 9d. [Adopt Budget Resolution 2022-143 to accept and appropriate American Rescue Plan Act \(ARPA\) of 2021 funding from the Federal Transit Administration in the amount of \\$627,007](#)

BR-2022-143

Presentation By: Tammi Haslam

- 9e. [Adopt Budget Resolution 2022-144 to appropriate funding from the Building Division's Reserve for Building Fund account for Building related expenses in the amount of \\$50,795](#)

BR-2022-144

Presentation By: Tye Chighizola

- 9f. [Approve CampAlto Conceptual Subdivision plan](#)

Presentation By: Tye Chighizola

- 9g. [Approve agreement with the School Board of Marion County for use of Aquatic Fun Centers for swim team practices and swim meets with a projected revenue of \\$4,500](#)

Presentation By: John Spencer

- 9h. [Approve Labor Attorney invoices for the month of February 2022 in the amount of \\$609.00](#)

Presentation By: Chris Watt

- 9i. [Approve amendment to contract for rehabilitation of the Criswell residence located on NE 15th Avenue to Bruce Wayne Wiley, LLC for a total project cost not to exceed \\$50,381](#)

Presentation By: James Haynes

- 9j. [Adopt Resolution 2022-28 appointing Dr. Gwendolyn Dawson to the Affordable Housing Advisory Committee \(AHAC\) for an unexpired three-year term ending December 31, 2022](#)

RES-2022-28

Presentation By: James Haynes

- 9k. [Approve reappointment of Tom McCullough to the Ocala Historic Preservation Advisory Board for a new three-year term ending March 1, 2025](#)

Presentation By: Angel Jacobs

- 9l. [Approve reappointment of Robert DuMond and Bill Reese to the Tree Commission for new four-year terms ending March 1, 2026](#)

Presentation By: Angel Jacobs

- 9m. [Approve appointment of Tod Wojciechowski to the Airport Advisory Board to a new four-year term ending April 5, 2026](#)

Presentation By: Angel Jacobs

- 9n. [Approve reappointment of Howard Gunn and Tanya Hanks to the Ocala Housing Authority Board for new 4-year terms ending March 3, 2026](#)

Presentation By: Angel Jacobs

- 9o. [Approve Regular Meeting City Council Minutes for Tuesday, March 15, 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 - April 19, 2022)

- 11a.** [Introduce 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.](#) **[ORD-2022-33](#)**

Presentation By: Patrick G. Gilligan

- 11b.** [Introduce 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 \(Case ZON22-44665\).](#) **[ORD-2022-34](#)**

Presentation By: Tye Chighizola

- 11c.** [Introduce 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 \(Case ZON22-44689\).](#) **[ORD-2022-35](#)**

Presentation By: Tye Chighizola

- 11d.** [Introduce Ordinance 2022-36 for an annexation of approximately 35.6 acres located at 3848 NW 27TH AVE \(Case ANX22-44696\).](#) **[ORD-2022-36](#)**

Presentation By: Tye Chighizola

- 11e.** [Introduce Ordinance 2022-37 for a land use change of approximately 35.6 acres located at the SE corner of 3848 NW 27TH AVE \(Case LUC22-44697\).](#) **[ORD-2022-37](#)**

Presentation By: Tye Chighizola

- 11f.** [Introduce Ordinance 2022-38 a zoning change from General Agriculture, A-1 \(County\), to Medium Industrial, M-2 \(City\), for approximately 35.6 acres located at SE corner of 3848 NW 27TH AVE \(Case ZON22-44698\).](#) **[ORD-2022-38](#)**

Presentation By: Tye Chighizola

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
- 17b. Comments by Mayor
- 17c. Comments by Council Members
- 17d. Informational
- 17d1. [Monthly Budget to Actual Report as of February 28, 2022 and Capital Improvement Project Status Report](#)
- 17d2. [Power Cost Adjustment Report - February 2022](#)
- 17d3. [Executed Contracts Under \\$50,000](#)
- 17d4. [Treasury Cash and Investment Report for the quarter ending December 31, 2021](#)

18. Adjournment